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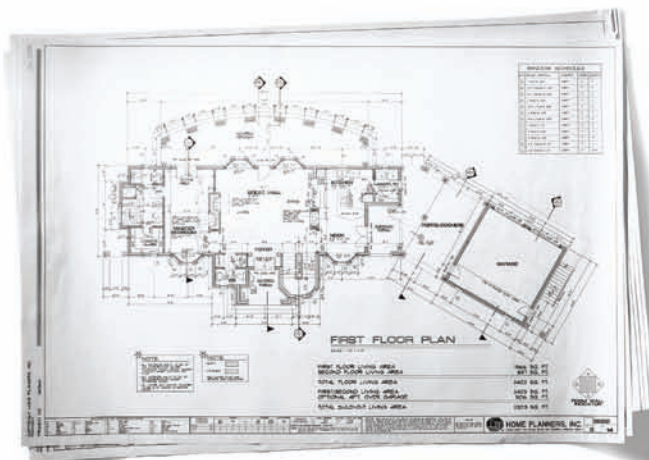
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See more of our cover home on page 26. Photo Courtesy of Frank Betz Associates, Inc.



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Breathe Easy

Ventilation Solutions for a Healthy Home

If you're wondering whether you should better understand your new home's indoor air quality, the American Lung Association (ALA) points to a statistic that gives you one big reason to be concerned: Most people spend 90 percent of their time indoors, and more than half of that time is spent at home. That means you're spending a large portion of your life breathing the air inside your home—and you may want to know exactly what it is you're breathing.

JEFFREY LEE



That air quality depends greatly on how your home is built and how the building itself “breathes,” or takes air in and out. If the home’s interior doesn’t have a proper supply of fresh air, pollutants can accumulate indoors and damage the health of both the occupant and the home’s structure.

Improving a home’s air quality with steps like proper ventilation can help prevent the accumulation of odors, pollutants that irritate the lungs, or even dangerous gasses like carbon monoxide and radon. It can also prevent mold and mildew, which can lead to allergic reactions or exacerbate the effects of lung problems such as asthma.

You may have felt the effects of pollutants in your current abode. The signs can be simple. Ever notice the sour smell of garbage from your trash can, condensation on your windows, or sense staleness in the air? These effects could be signs of poor home ventilation. According to the U.S. Environmental Protection Agency (EPA), health hazards can range from short-term eye, nose, or throat irritation, headaches, dizziness, and fatigue to long-term respiratory or heart disease and cancer.

Keeping indoor air free of pollutants like moisture can also protect the home itself. Too much moisture can damage wallpaper, electronics and carpeting, create a haven for insect infestation, and rot the wood components of a home’s structure. Clean, quality indoor air can be one of the most vital factors in ensuring the comfort, safety, and enjoyment of your new home.

Knowing Your Sources

The good news is there are a number of steps you can take to minimize the air pollutants in your home and ensure you’re breathing healthy air. The most important actions are to keep sources of pollutants in the home under control and to ensure a home is properly ventilated, or supplied with fresh air.

Controlling the sources of pollutants may seem like a no-brainer, but what causes indoor air problems isn’t always obvious. According to the EPA, sources include anything that burns—gas, kerosene, wood, and tobacco, for instance—as well as building materials and furniture, household cleaning or hygiene products, central heating and cooling systems, and even outdoor air sources like radon and pesticides.

When planning to construct your home, be conscious of those sources and seek to eliminate them whenever possible. When choosing building products, for instance, the ALA recommends you avoid pressed-wood products and other materials with adhesives that contain urea formaldehyde resins. Use “low-VOC” paints, which emit fewer gases (or volatile organic compounds). And avoid wall-to-wall carpets, which can collect and hold dirt, pollen, and other particles.

Once you’ve moved in, take sensible steps to avoid creating new pollutants in the home. The EPA advises homeowners to take out the garbage and wash the can, store firewood outside of the home, and use mild cleaners with fewer chemical odors. Some sources, like gas stoves, can be adjusted to minimize emissions.



A newly-built home may look spanking clean, but it hides a multitude of pollutants; including VOCs from building products, paint, carpeting, and upholstery, emissions from fireplaces and stoves, and chemical compounds from cleaning products.

Build Tight, Ventilate Right

While it's vital to avoid adding pollutants to your indoor air, your home also requires new sources of fresh air. After all, humans themselves are constantly taking oxygen from the air and replacing it with carbon dioxide simply by breathing. The supply of fresh air to a home is called ventilation, and it's important because it dilutes or removes the building's stale air.

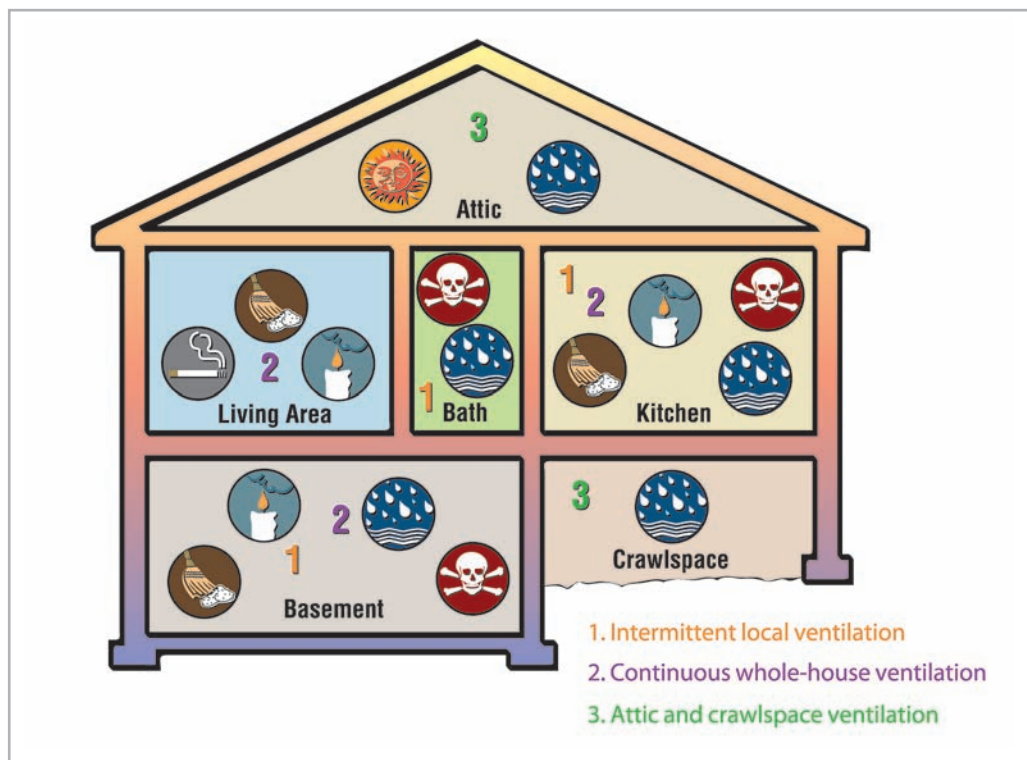
Some ventilation occurs naturally—just opening your window or door lets in fresh air. Outdoor air also enters your home through a process called infiltration, through the openings and joints in walls and floors and around windows and doors.

Those natural methods of ventilation may have been enough back in the mid-20th century, when we built our homes loosely, allowing for plenty of circulation. Today, all that air infiltration is unwanted—it allows more heat to enter or escape our homes, resulting in higher heating

and cooling costs. With a focus on energy efficiency, home builders are constructing tighter, weatherized homes that don't let air in or out. That means your home will need additional, mechanical ventilation systems that direct fresh air where it's needed, rather than relying on holes and cracks.

Experts describe two basic approaches to ventilation: spot ventilation or general ventilation. You're probably already familiar with spot ventilation. It includes items like bathroom fans and kitchen stove hoods, which are important to use when a particular source is producing pollutants, says Phil McConnell, sales consultant for ventilation equipment manufacturer Therma-Stor.

"If you're cooking or taking a shower, you're creating contaminants you know you don't want to spread, so you want to blow them out of the structure," McConnell says. Laundry rooms, hobby rooms, and workshops may also require spot ventilation. Using local fans and other methods like



The diagram above illustrates typical sources of pollution, as well as ventilation solutions for each area of the home. Courtesy of Home Ventilating Institute www.hvi.org.

opening windows to ventilate a room are particularly important, says the EPA, when you're involved in activities that can generate high levels of pollutants, such as painting, cooking, or maintenance and hobby activities like welding or sanding. If possible, it's better to do some of those activities outdoors.

Air Supply

While spot ventilation is vital to stop the spread of indoor air contaminants, some pollutants can't be spot-ventilated. "Homeowner's Guide to Ventilation," published by the New York State Energy Research and Development Authority (NYSERDA), notes that people and pets constantly release flakes of skin, bacteria, viruses, moisture, body odors, and digestive gases. Some sources, such as carpets, furniture, and drapes, release fibers and gases like formaldehyde and are too large or spread out to be spot-ventilated.

So a second type of ventilation, known as general ventilation, brings in fresh outdoor air to replace or dilute the stale indoor air and lower the concentration of pollutants, which can be two to five times higher indoors than outdoors. Some builders won't automatically add a general ventilation system when constructing a home, but upgrading to such a system won't wreck your budget, with costs ranging from about \$500 to \$3,500, according to McConnell.

General ventilation can be provided in three ways: blowing air out, or exhaust ventilation; blowing air in, or supply ventilation; or both at the same time, known as supply-and-exhaust ventilation. Each strategy affects the air pressure of your home in a different way. Blowing air into the home puts it under positive pressure, forcing air out through a home's cracks and openings, while blowing air out puts the home under negative pressure, drawing new air in through the openings.

The type of ventilation that's right for your home generally depends on climate, and some strategies can be dangerous for your home if not used in the right place, McConnell says. In warm, humid parts of the country, for instance, homeowners should avoid an exhaust ventilation strategy because it puts the house under

Choosing a System For Your New Home

Consider noise levels. A system that generates a lot of noise can be disruptive to home life. Manufacturers of ventilation equipment have worked to improve their products in recent years by making them run more efficiently and quietly. The HVI rates a variety of types of ventilation equipment, providing information on the amount of air a product moves, noise level, and electric consumption.

Selecting an energy-efficient ventilation fan will help save on utility costs and reduce energy usage for a more environmentally friendly home. The EPA's Energy Star program now rates ventilation fans, labeling products that use 70 percent less energy than standard models.

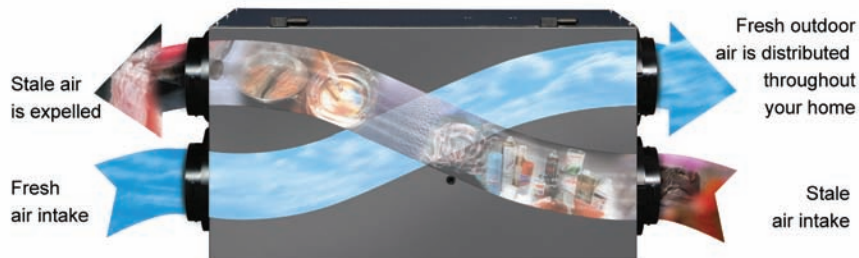
A new breed of ventilation equipment known as heat recovery ventilators (HRVs) and energy recovery ventilators (ERVs) have been catching on in more homes in recent years for their ability to create further energy savings in the home. Both work by providing balanced supply and exhaust ventilation, McConnell says. The products take separate incoming and outgoing air streams and cross them through a heat exchange core, transferring some of the heat from one air stream to the other.

These ventilating products reduce the workload of the home's heating or cooling system by tempering the incoming air. In the winter, for instance, the home's warm indoor air is used to add heat to the incoming outdoor air so the home's heating system won't have to work as hard. No system is 100 percent efficient at transferring heat, but manufacturers are working to make their products more and more effective.

An ERV goes even further than an HRV by recovering moisture as well as heat, Forest says. Those products are especially effective in hot and humid climates, taking some of the humidity out of the air entering the ventilation system. ERVs and HRVs are among the most expensive systems available, but you can make up for that higher up-front cost with energy savings over time.

Manufacturers are continuing to improve electronic control systems that give the homeowner to customize the operation of ventilation systems according to occupancy and the home's needs. While it's generally unnecessary to run HVAC systems when the home is vacant, the home still needs to breathe to avoid build-up of moisture and pollutants. A programmable control system can continue to clean the air during extended absences without wasting energy.

An air exchanger works to exchange stale air from inside the home with fresh air from outdoors. Courtesy of Venmar Ventilation and the Home Ventilating Institute www.hvi.org.



negative pressure, drawing humid air into the home and potentially trapping moisture in the walls. The reverse is true in cold, dry parts of the country, where supply ventilation can push humid, indoor air outwards into the wall.

Also be aware of the dangers of backdrafting when operating a home under negative pressure, recommends the NYSERDA. Furnaces, hot water heaters, and fireplaces need air to burn fuel and exhaust combustion gases up the chimney. If a home is under negative pressure, air can be pulled back down the chimney, drawing dangerous gases like carbon monoxide into the home. Before installing a ventilation system, a contractor should check to ensure that a home has adequate make-up air for fuel-burning equipment.

Building codes in most every part of the country require a certain level of ventilation, but it may pay to ask your builder where your home's ventilation system is located. The Home Ventilating Institute (HVI), an organization that certifies and rates ventilation products, offers a number of consumer brochures (at www.hvi.org) that describe how much ventilation is needed in certain rooms such as the bathroom. For homeowners interested in certifying the air quality of their entire home, the EPA offers the Indoor AirPLUS label, which requires builders to meet construction specifications that make a home energy-efficient and protect it from moisture and pollutants.

Clearing the Air

After ensuring a home is adequately ventilated to keep chemical pollutants at a low level, the next step in providing good indoor air quality is to rid

the air of dust particles through air cleaning or filtration, says Daniel Forest, vice president for technology and product development at Venmar Ventilation. In most homes, air filtration is built into the central heating and cooling system, with a filter that fits in a slot in the home's ductwork. Air cleaning also can be part of the ventilation system or come from a separate system entirely. Supplement the mechanical air filtration by cleaning floors and other horizontal surfaces to keep them clear of dust, Forest advises.

As builders construct homes tighter and with fewer air leaks, they need to increase their focus on the home's humidity, according to McConnell. Indoor moisture is a pollutant that can lead to mold, dust mites, and other problems, he says. Older homes become overly dry in the winter as dry outdoor air sneaks inside, but newer, tighter homes don't usually need added humidity in the winter.

In the summer, on the other hand, humidity can become a problem. In less efficient old homes, air-conditioners may run all day, drying out the indoor air. In tighter homes, the air-conditioner doesn't need to run as long, but that means humidity in a home can build up and cause problems. Some ventilation systems help to address this issue by incorporating dehumidification equipment.

While improving the quality of your home's indoor air may seem like an in-depth process, simply understanding the sources of air pollutants and the role ventilation plays in the health of a building and its occupants is an important step in ensuring the air you breathe remains clean and healthy. ■

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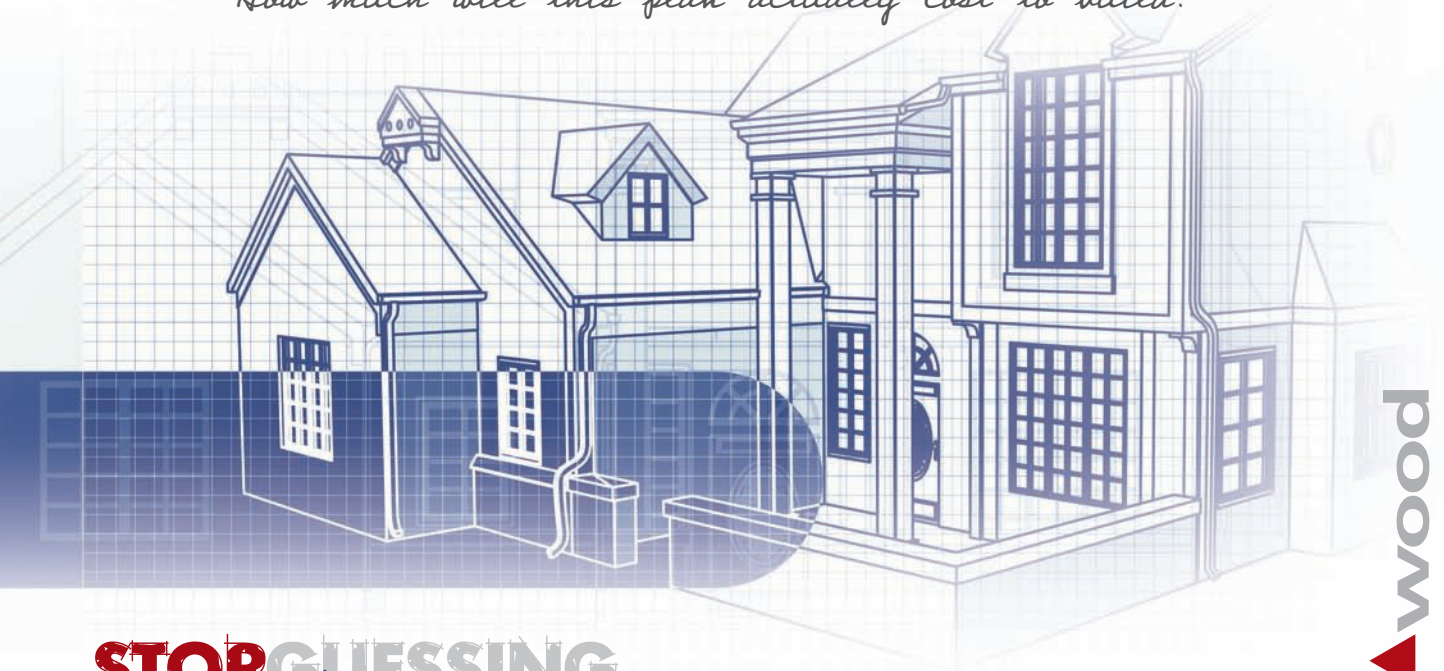
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SURFACE AREA

Being green is, in fact, quite easy. Nowadays, so many surfaces for the home are environmentally friendly that homeowners can concentrate on other important details when choosing products for their floors, walls, and countertops. With an innovative spread of colors, textures, and materials in this year's trends, you can more easily add layers of luxury and detail to your interiors while remaining environmentally conscious. (continued on page 16)

BY RIN-RIN YU

FLOORS »



TORLYS Leather floors adhere recycled leather to an insulating cork backing for a lush, smooth flooring option once enjoyed only in high-end custom installations. Available in tiles or planks, the low-VOC, environmentally sound, noise-reducing flooring comes in eight textures and colors. The pieces are easy to install using a patented joint, rather than glue or nails. www.torlys.com.



▲ **Shaw Flooring's** Tailored Luxury and Perfectly Suited carpets make a dapper statement by integrating traditional men's suit patterns. Inspired by Italian designs, Shaw puts tweed and pin-stripes in a multicolored blend to create a striking, tailored expression in any room. The Tailored Luxury collection is softened with its selection of nine striped neutral colors. www.shawfloors.com.



▲ BR-111 Exotic Hardwood

Flooring took wood end-cuts and by-products of traditional exotic hardwood to create a renewable product in the Design & Architectural Series, Mosaic Patterns Collections. Geometric repetitions of interlocking patterns in Blox, Corduroy, Cubix, and Stix are available in a variety of wood types and hues add dimension to the floors, walls, and ceilings, too. www.br111.com.

Bliss Carpet by Beaulieu brings the softening trend to life in its new SoftSense carpet, touted the softest in Bliss' collection to date. Owners can dig their feet into any of fifty-two colors and patterns available in SoftSense, adding a plush, luxuriant appearance and feeling underfoot. The carpets come with 3M Scotchgard Protector and Magic Fresh odor reducing treatment to maintain their longevity. www.blissflooring.

{Floors Counters Walls}

Not only are such products moving mainstream, but being “green” no longer only evoke images of being cool and light. Manufacturers and designers are infusing warmth and luxury into this year’s collections while still holding up their end of the green bargain. Exotic woods, refined glass, richer colors, various textures, softer lines, and enhancements of natural striations and grains are subtly showing up in materials.

For an interesting twist, some of these surfaces are being installed in non-traditional settings. Wall products are appearing on the floor, while floor materials are showing up on the wall. Carpets once reserved for the bedroom are now applied to living rooms, and exterior materials are moving indoors. Familiar patterns and materials are also making surprise statements in surfaces, from car seat leather in wall tiles to men’s suiting in carpeting.

In addition, these products are designed with the smart shopper in mind. Once reserved only for high-end homes, these surfaces are now available to budget-savvy homeowners. Manufacturers are aiming to keep prices reasonable, and dealers are competing to bring the newest lines to bargain seekers. Lumber Liquidators (www.lumberliquidators.com) is one dealer that offers some of these materials for a fraction of the retail price. Following are some manufacturers with products reflecting this year’s latest trends. ■

COUNTERS »

► **IceStone’s composite** countertops mix recycled glass with cement to create environmentally prudent, sophisticated surfaces for kitchens, baths, and bars. This year, IceStone introduces a more refined line of counters using smaller glass pieces and new colors for a cultivated look. Nine new colors include a juicy red Persimmon, a bright Blue Sky, a calming Purple Haze, and crystalline Snow Flurry. www.icestone.biz.



◀ Anderson's Exotic Impressions

brings the echo of faraway lands into the home while using wood from America's backyard. The American hardwood is treated to resemble the grains and natural beauty of foreign floors without endangering the trees it simulates. Available in Brazilian Oak, Patagonian Pecan, and Patagonian Rosewood, in six colors. www.andersonfloors.com.

▶ Artisan Group's new Saratoga

Soapstone line adds a softer edge to the typical stone countertop. Using soapstone from Brazilian quarries, the non-porous countertops have a slightly matte look and creamy touch. A mineral oil or wax treatment will darken and enhance the color. The counters, prevalent in New England, are spreading across the country in contemporary rooms. Artisan is releasing a self-care kit to accompany its soapstone line as well. www.artisan-counters.com.



Cambria's quartz stone

countertops have sixteen new colors to warm up the cool surfaces. In the Quarry Collection, Hamilton comes in earth tones of green, wine, and cream, while Blackwood blends an onyx black with pearls and shades of night. In the Desert Collection, Devon combines tiny specks of blue in a gray palette, and Minai pairs midnight black with shiny flecks of black, gray, and blue. www.cambriausa.com.

{Floors Counters Walls

WALLS »

EcoDomo's M+E Collection

blends stones, glass, and recycled scrap leather from BMW's tanneries into rich-looking, wear-resistant tiles with the darkening and aging properties found in leather. Available in crocodile or buffalo texture, the tiles are created from 60 percent pre-consumer recycled materials and are low-VOC. Twelve liner and decorative borders are also available. The tiles can be applied to kitchen backsplashes, bathrooms, and even floors, using a variety of colors for a unique style. www.EcoDomo.com.



Eldorado Stone brings the home's exterior inside with its collection of Gemstone Walls. Gemstone Walls transform a dated room into an elegant, naturalized environment by creating a focal point with the affordable stone veneer. The newest addition to the Gemstone collection, the EmberWall, builds a dramatic visual by framing the fireplace in stone. www.eldoradostone.com.



Contrasting materials and multiple gables
lend their unique touch to the exterior.

Feature Home }



Wide-open spaces

A layout with excellent flow creates convivial atmosphere in this comfortable home

T

This family-friendly home is meant for shared living, not just living together. Outside, a brick-and-siding exterior and hipped roof lend a country aura to the expansive New American style. The covered porch creates a welcoming space for guests to enter the home, and once inside, vaulted ceilings in the living and family rooms add to the spacious feel.

PHOTO BY BRYAN WILLY PHOTOGRAPHY. THIS HOME, AS SHOWN IN THE PHOTOGRAPHS, MAY DIFFER FROM THE ACTUAL BLUEPRINTS. FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

{Feature Home

Upstairs occupants needn't feel isolated, as the balcony overlooking the living room connects the two stories.



A large balcony upstairs overlooks the living room and the foyer. The kitchen serves as the hub downstairs, with access to most of the shared spaces. From the kitchen sink, cooks can look into the family room, which shares the large area with the breakfast nook and features a lovely bay window. A formal dining room also connects to the kitchen and provides an elegant space for entertaining, with access to the porch for after-dinner lingering.

At the end of the evening, the master suite welcomes owners to relax under tray ceilings in the large bedroom and bathroom with seated shower and His and Hers walk-in closets.

Upstairs, the rest of the family enjoys three bedrooms and two bathrooms. An optional bonus room offers plenty of space for future expansion, or could become a media room. See the floor plans on page 23. ■

BELOW LEFT: Easy access to the kitchen ensures the dining room's functionality.

BELOW: The breakfast nook offers plenty of space for easing into the day.



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hissy fit.



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{Feature Home



The hearth adds warmth to the large family room.



LEFT: A welcoming wood door beckons visitors inside.

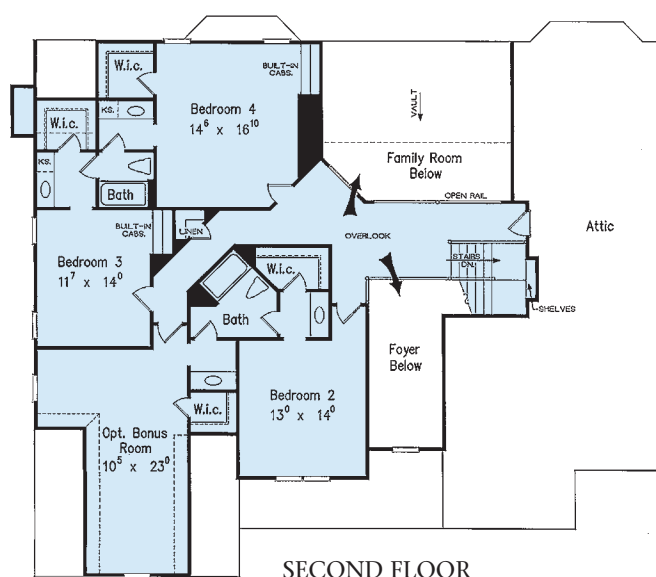
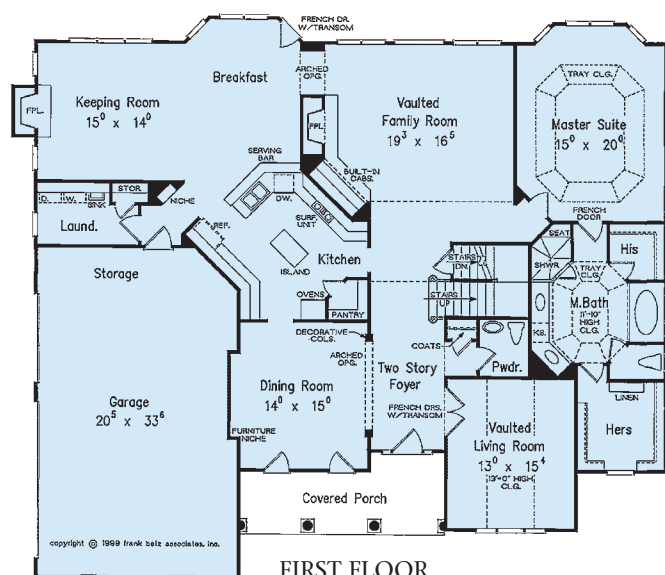
RIGHT: Ample bathroom counter space leaves plenty of room for decoration.





A tray ceiling adds to the impression of height in the master suite.

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BATHROOMS:	3 1/2
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Striking Simplicity

Soaring ceilings and large common spaces prove surprisingly practical in this highly-livable Craftsman home

This home shows the dramatic impact that a well-utilized floor plan can effect from modest square footage. The impression of stately beauty begins outside, where pleasing dormers and a gabled entry ornament the traditional Craftsman exterior. The covered porch ushers one into the two-story foyer.



A tray ceiling lends height to the master bedroom.

Moving further in, the vaulted family room with a fireplace dominates the center of the home, separating the master suite from the dining and cooking areas. The expansive kitchen features bar space for guests to sit, and flows easily to the vaulted breakfast nook. Large windows let lots of natural light into the dining room, bordered on two sides by decorative columns.

On the left side of the plan resides the master suite. The tray ceiling within makes this room feel as lofty and spacious as the rest of the home. A French door leads into the vaulted master bathroom which is complete with His and Hers sinks and an enormous walk-in closet.

Upstairs, a computer room overlooks the foyer and the family room. Two bedrooms share a bathroom; one features a walk-in closet. Additional thoughtful details include built-in bookshelves and a well-placed linen closet. An optional bonus room offers an inspiring blank canvas to personalize, and could serve as an extra bedroom, an entertainment area, or a game room. See the floor plans on page 29. ■



ABOVE: Although part of an open layout, the dining room clearly occupies its own space.

LEFT: Plenty of counter space adds practicality to the spacious kitchen.

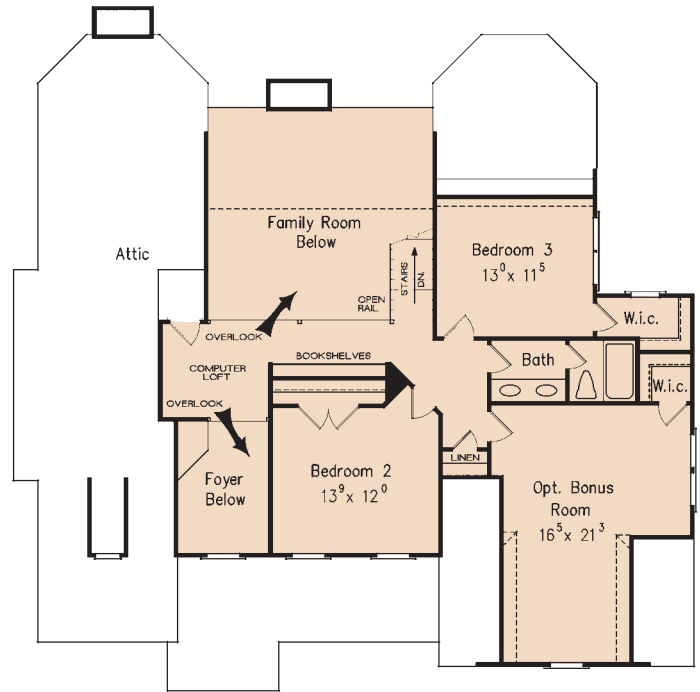


The wide-open layout of the family room makes it the heart of the home.

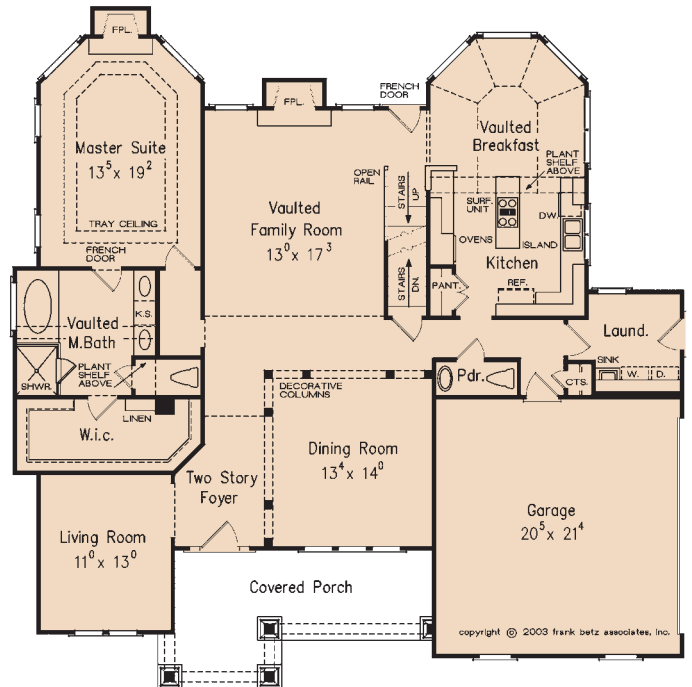


An arched window lets light in to the master bathroom.

PLAN#	HWD0700187
STYLE:	CRAFTSMAN
BEDROOMS:	3
BATHROOMS:	2 ½
SQUARE FOOTAGE:	2,523
BONUS SPACE:	315 SQ. FT.
DIMENSIONS:	56'-0"W x 56'-6"D
FOUNDATION:	CRAWLSPACE, UNFINISHED WALKOUT BASEMENT



SECOND FLOOR



FIRST FLOOR

Visit eplans.com/designer07 to see more detailed images of this plan.

5-SET
\$890

8-SET
\$930

REPRO
\$1,095

CAD
\$1,895

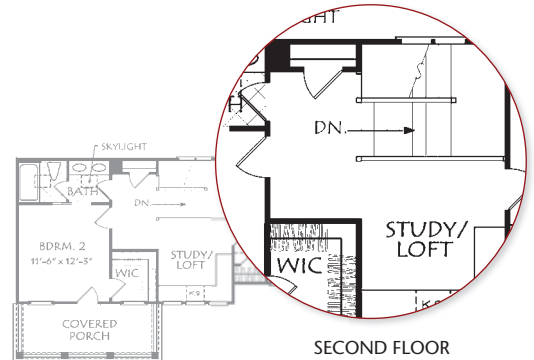
PDF
\$1,095

The EasyLiving Home®:

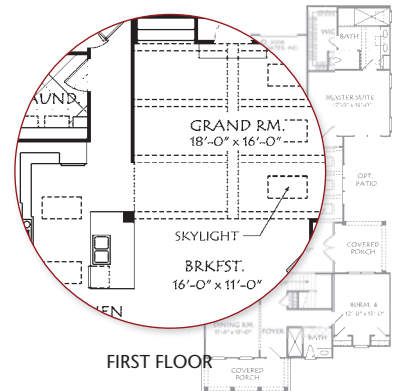
Have you ever struggled to move a heavy couch into a new home only to find that it didn't fit through the door, tripped while carting a stroller up a set of outdoor stairs, or had difficulties bringing home a disabled friend or family member? Wrestling with strollers, luggage, or large furniture throughout your home could be a thing of the past in a home built from EasyLiving Home® plans.

Devised by the design team at Frank Betz & Associates, EasyLiving Home® plans help you build a home that is comfortable and accessible to every member of your family. What's more, the special features designed into these plans are lasting investments that will likely increase the home's market value.

Every certified EasyLiving Home® features an entrance designed to provide ease of access for all inhabitants. All entrances are step-free and never more than ½ inch from the driveway, sidewalk, or other firm surface. Elderly guests and family members, those with physical impairments, or visitors who rely on mobility aids will have less trouble entering your home.



SECOND FLOOR



FIRST FLOOR

The open-layout family spaces are concentrated on the lower level. This is Plan HWD0700006 on page 37.

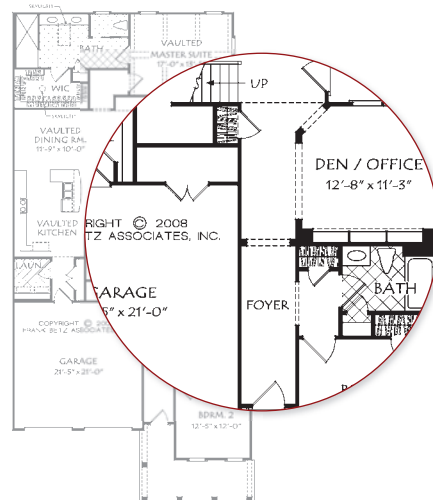


A Better Home for Everyone

Wider-than-average interior doorways in an EasyLiving Home® allows for easy passage throughout the home. Every interior passageway on the main level holds a door that is at least 2'10" wide (2'8" wide for a pocket door), or otherwise provides 32" of clearance space. This extra width makes it easy to turn corners with an overflowing basket of laundry, move that overstuffed armchair into the great room for the big game, or let guests with wheelchairs navigate easily about your home.

EasyLiving Home® owners also enjoy the convenience of a main floor that's accessible to everyone. The first floor must include a kitchen, some form of entertainment area, a bedroom, and at least one full bathroom with designated maneuvering space (30" x 48" rectangle adjacent to the sink, shower or tub, and commode). Having all of your shared living spaces on the first floor will also encourage family togetherness during special events and daily celebrations.

An EasyLiving Home® isn't just for families, physically impaired individuals, or elderly home owners. A home that easily accommodates guests or family members with disabilities, and helps you complete daily chores more quickly and safely is simply a better home—for everyone.



Greater-than-average width requirements for hallways and entries enables ease of passage. This is Plan HWD0700188 on page 32.





PLAN# HWD0700188

STYLE: COTTAGE

BEDROOMS: 4

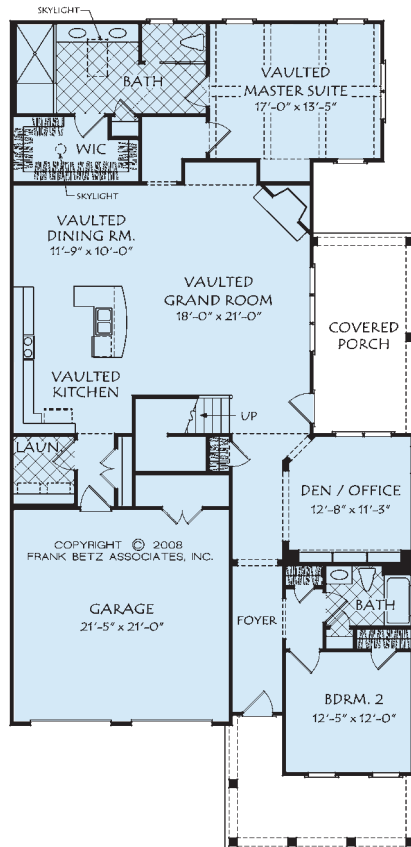
BATHROOMS: 3

SQUARE FOOTAGE: 2,896

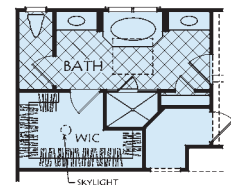
DIMENSIONS: 40' 0" W x 82' 0" D

FOUNDATION: SLAB

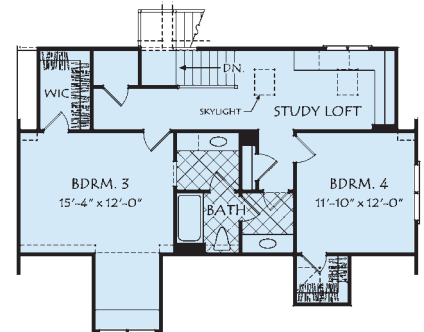
The combination vaulted kitchen, dining, and living rooms form a great room in the truest sense of the word. Easily accessible from either the front door or the garage, both via wide hallways, the great room's open floorplan allows for casual entertaining and easy mobility for the elderly and disabled. The first-floor master suite features a huge bathroom that can be customized to include a separate whirlpool tub. Upstairs is home to two bedrooms and a full bath.



FIRST FLOOR



ALTERNATE LAYOUT



SECOND FLOOR

5-SET
\$890

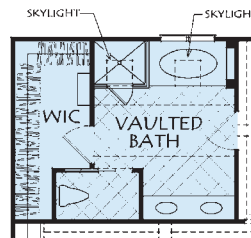
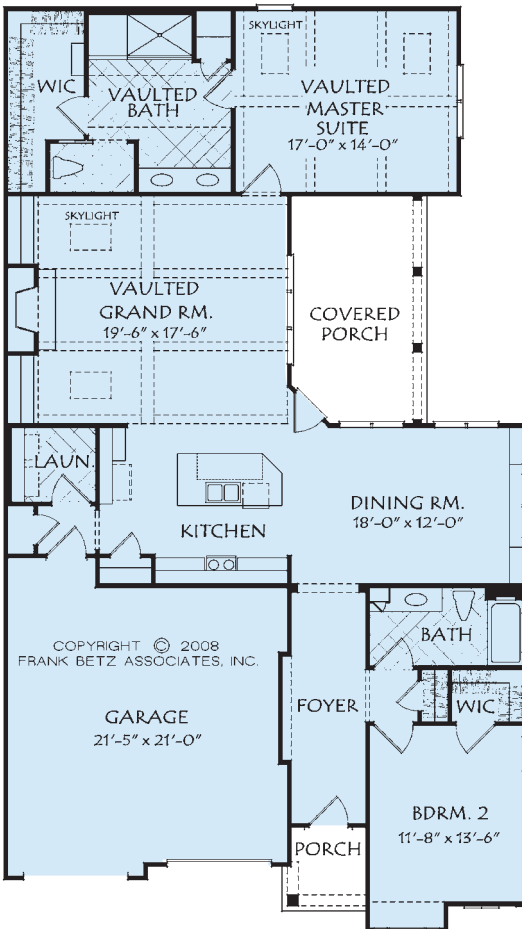
8-SET
\$930

REPRO
\$1,095

CAD
\$1,895

PDF
\$1,095

Visit ePlans.com/designer07 to see more detailed images of this plan.



ALTERNATE LAYOUT

PLAN #	HWD0700001
STYLE:	COTTAGE
BEDROOMS:	2
BATHROOMS:	2
SQUARE FOOTAGE:	1,813
DIMENSIONS:	40' 0" W x 71' 0" D
FOUNDATION:	SLAB

This design offers convenient access to all of the home's essentials on one floor. The second bedroom at the front of the home would make for an excellent office space or a luxurious guest suite, as it features a full bath and a walk in-closet. The spacious kitchen allows multiple cooks to successfully work together today and offers access to mobility-challenged chefs tomorrow.

24,000 more plans are available online at
ePlans.com/designer07.

5-SET
\$745

8-SET
\$785

REPRO
\$890

CAD
\$1,525

PDF
\$890



PLAN# HWD0700002

STYLE: COTTAGE

BEDROOMS: 3

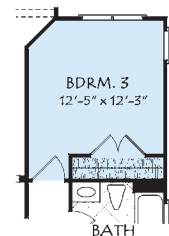
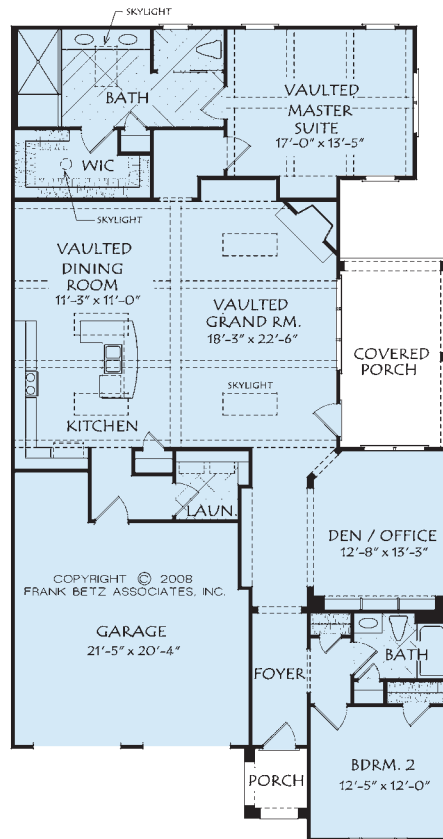
BATHROOMS: 2

SQUARE FOOTAGE: 1,990

DIMENSIONS: 40' 0" W x 74' 6" D

FOUNDATION: SLAB

The design of this home highlights how high style does not have to come at the price of easy accessibility. The brick and wood siding lend to a traditional yet modern appearance externally. Inside, wide hallways lead to a stunning vaulted grand room. The wide-open layout of the kitchen, dining area, and living space set the perfect stage for casual entertaining now and easy mobility and continued independence in the future.



ALTERNATE LAYOUT

5-SET
\$745

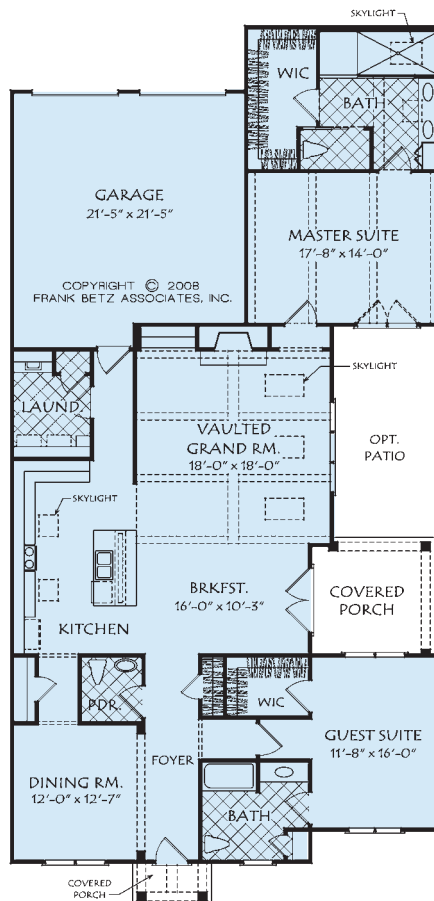
8-SET
\$785

REPRO
\$890

CAD
\$1,525

PDF
\$890

Visit ePlans.com/designer07 to see more detailed images of this plan.



PLAN# HWD0700003

STYLE: COTTAGE

BEDROOMS: 2

BATHROOMS: 2½

SQUARE FOOTAGE: 2,130

DIMENSIONS: 40' 0" W x 81' 6" D

FOUNDATION: SLAB

This home has been designed with attention to the owner's comfort. The large master suite is positioned at the back of the home for maximum privacy and quiet rest. The design offers the opportunity to customize the master bath with the homeowner's choice of a larger accessible shower or a smaller shower and a soaking tub. Skylights in the master bath, kitchen, and grand room bring natural sunlight inside. Both of the home's bedrooms feature large, walk-in closets with ample storage.

Bonus rooms generally are not calculated in the total square footage of a home.

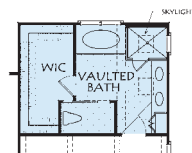
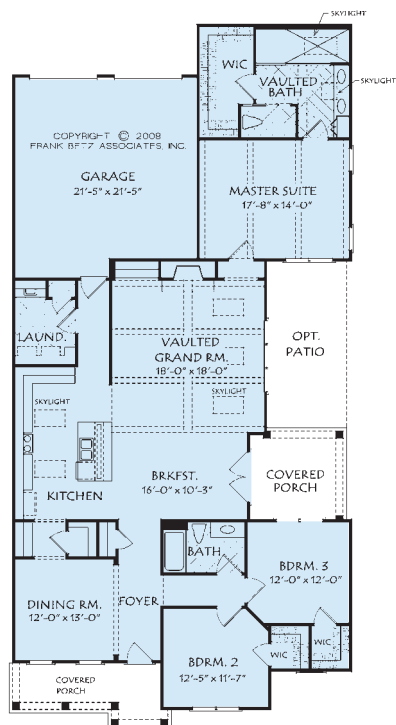
5-SET
\$825

8-SET
\$865

REPRO
\$995

CAD
\$1,710

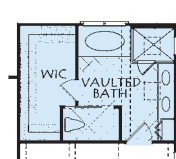
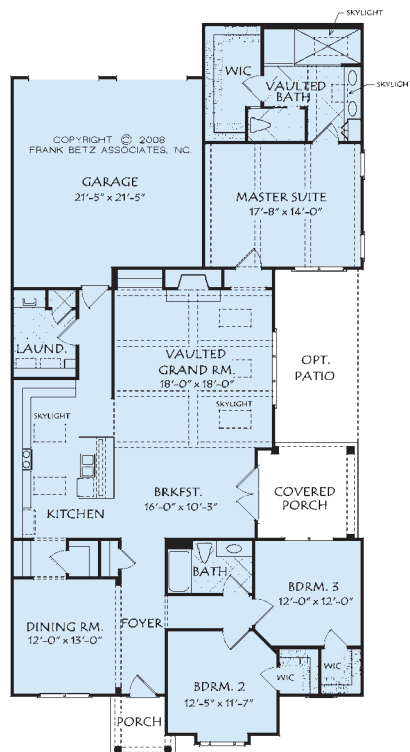
PDF
\$995



ALTERNATE LAYOUT

PLAN#	HWD0700004
STYLE:	COTTAGE
BEDROOMS:	3
BATHROOMS:	2
SQUARE FOOTAGE:	2,147
DIMENSIONS:	40'0"W x 83'0"D
FOUNDATION:	SLAB

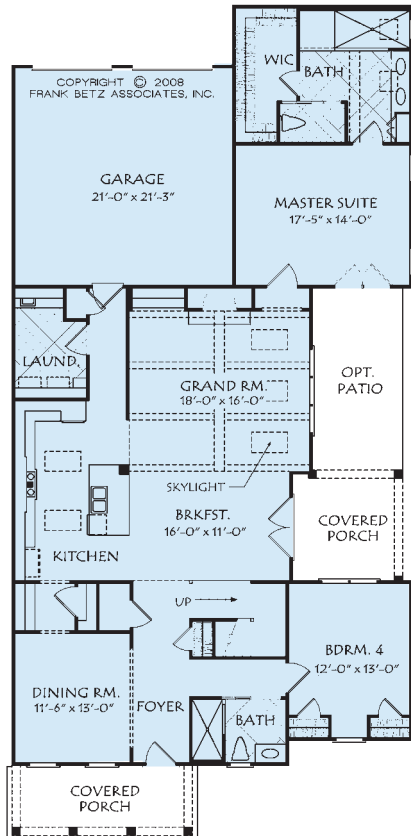
5-SET \$825	8-SET \$865	REPRO \$995	CAD \$1,710	PDF \$995	Visit ePlans.com/designer07 to see more detailed images of this plan.
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ALTERNATE LAYOUT

PLAN#	HWD0700005
STYLE:	COTTAGE
BEDROOMS:	3
BATHROOMS:	2
SQUARE FOOTAGE:	2,171
DIMENSIONS:	40'0"W x 83'0"D
FOUNDATION:	SLAB

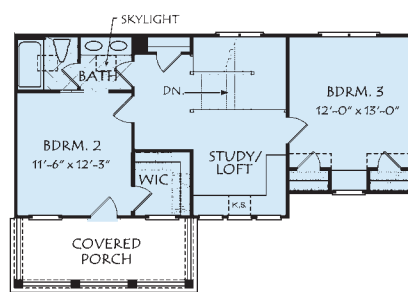
5-SET \$825	8-SET \$865	REPRO \$995	CAD \$1,710	PDF \$995	A materials list outlines your home's building materials, simplifying your cost-to-build estimate.
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FIRST FLOOR



ALTERNATE LAYOUT



SECOND FLOOR

PLAN#	HWD0700006
STYLE:	COTTAGE
BEDROOMS:	4
BATHROOMS:	3
SQUARE FOOTAGE:	2,718
DIMENSIONS:	40' 0" W × 83' 0" D
FOUNDATION:	SLAB

The spacious, easy-to-navigate great room is the heart of the house. The large kitchen can easily accommodate several cooks or a wheelchair. Just off the breakfast nook sits the porch, easy access to which is shared by the large master suite. For more formal occasions, a proper dining room is located at the front of the home. Large doors lead from the dining room to the covered porch at the front of the house. Upstairs, two bedrooms share a full bath, a study loft, and access to the upper level of the front porch.

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5-SET
\$890

8-SET
\$930

REPRO
\$1,095

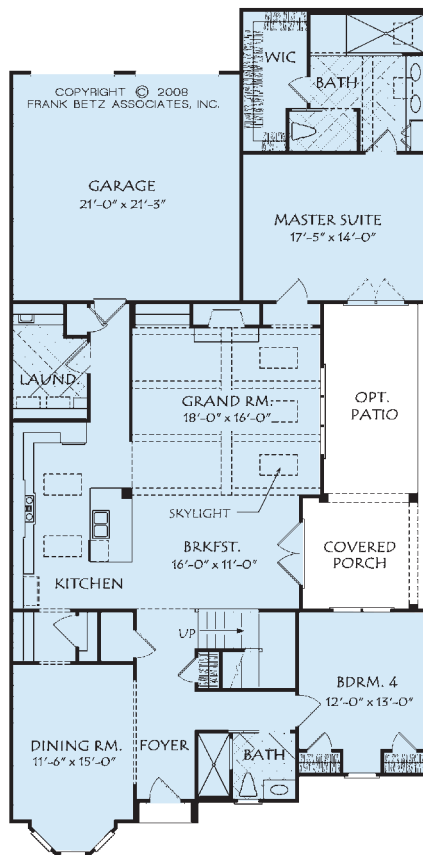
CAD
\$1,895

PDF
\$1,095

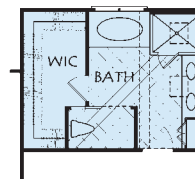


PLAN#	HWD0700007
STYLE:	COTTAGE
BEDROOMS:	4
BATHROOMS:	3
SQUARE FOOTAGE:	2,801
DIMENSIONS:	40' 0" W x 81' 0" D
FOUNDATION:	SLAB

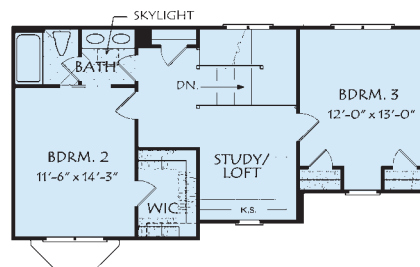
This home is an excellent choice for couples and families looking to enjoy today and retain their independence in the future. All of a home's essential spaces—master suite, living room, and kitchen—are connected via wide passageways. Even the porch is accessible without having to navigate stairs. In addition to two bedrooms upstairs, there is a guestroom downstairs that can also be used as an office, den, or craft room.



FIRST FLOOR



ALTERNATE LAYOUT



SECOND FLOOR

5-SET \$890	8-SET \$930	REPRO \$1,095	CAD \$1,895	PDF \$1,095	Visit ePlans.com/designer07 to see more detailed images of this plan.
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CONGRATULATIONS
TO



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Contrasting cladding materials emphasize the variety of forms at the home's curbside elevation. The side-loading design de-emphasizes the look of the large garage.



Heritage Pointe

Modern Convenience Coupled with French Country Elegance



This elegant, stone-embellished French Country home features intricate details, interesting angles, and flexible spaces. Designed by Frank Betz Associates, the two-story home opens with a bright and airy foyer that guides visitors into the secluded, formal dining room and dramatic family room. The center of the first floor is home to the kitchen and the grand family room, complete with vaulted ceilings, built-in cabinets, and ample lighting from the back deck; a fireplace provides a natural focal point in the room. A large island and pantry attend the chef's kitchen, and the sunny break-

fast nook opens onto the deck. A garage entrance off of the kitchen hallway makes it easy to bring in groceries. The east wing of the home houses a private fourth bedroom and adjacent full bath, suiting the space for use as an in-law suite or guest room. The laundry room also shares this wing. Alive with character, the luxurious master suite is situated in the west wing of the home. Beamed and vaulted ceilings, private door that opens onto the deck, spacious walk-in-closet, and well-appointed, lavish bathroom with a tray ceiling create a soothing retreat to pamper homeowners. On the second floor, two

The sunny dining room is open to the foyer, providing an elegant vista to arriving visitors.

BELOW: Large bedrooms provide inspiration. Here, a rustic cottage on a raised stone foundation houses the bed.



The master bath is both luxurious and efficient, with large vanities and an inviting spa tub.

bedrooms with large closets share a full bath. In place of a third bedroom, opt for a loft with pleasing interior views of the family room and exterior views of the rear property. A bonus room at the front of the house can be built as additional family gathering space, spare bedroom, or home office. ■

RIGHT: A robust stone fireplace anchors the conversation area in the two-story family room. Correctly oriented, the space will receive natural light throughout the day.

BELOW: The archway between the family room and kitchen defines the spaces without separating them. Note that there is seating for four at the kitchen island.

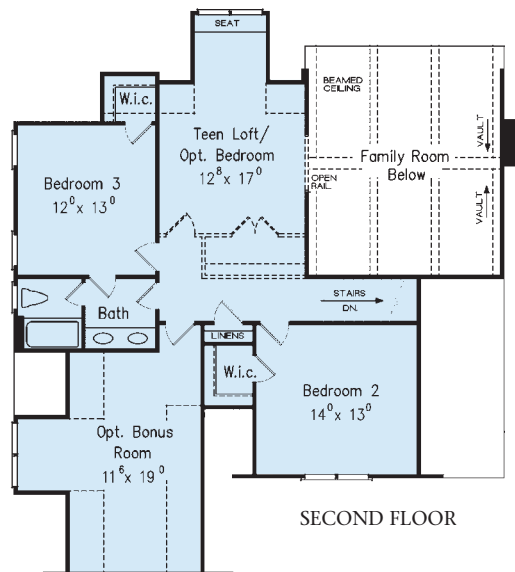




The master bedroom soars, exposing polished beams and trusses.



REAR EXTERIOR



PLAN#	HWD0700009
STYLE:	COTTAGE
BEDROOMS:	4
BATHROOMS:	3
SQUARE FOOTAGE:	2,776
BONUS SPACE:	271 SQ. FT.
DIMENSIONS:	59'-0"W x 52'-0"D
FOUNDATION:	CRAWLSPACE, UNFINISHED WALKOUT BASEMENT

Visit eplans.com/designer07 to see more detailed images of this plan.

5-SET
\$995

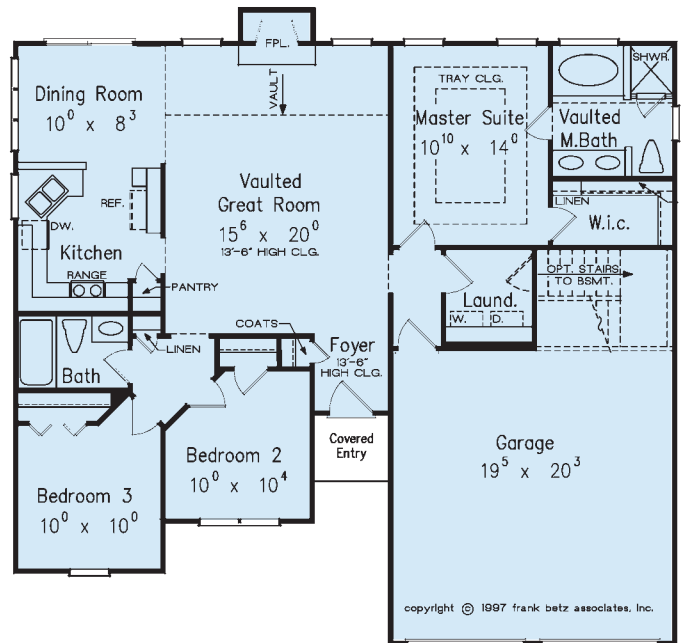
8-SET
\$1,065

REPRO
\$1,285

CAD
\$2,230

PDF
\$1,285

DESIGNS BY FRANK BETZ ASSOCIATES



PLAN#

HWD0700018

STYLE: COTTAGE

BEDROOMS: 3

BATHROOMS: 2

SQUARE FOOTAGE: 1,232

DIMENSIONS: 46'0"W x 44'4"D

FOUNDATION: CRAWLSPACE, SLAB,
UNFINISHED WALKOUT BASEMENT

5-SET
\$745

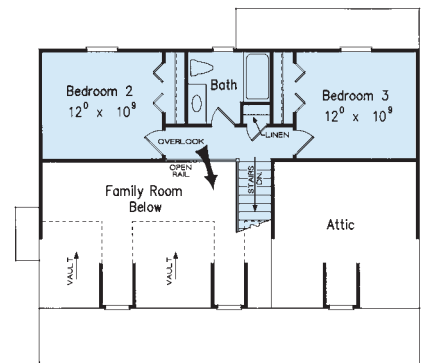
8-SET
\$785

REPRO
\$890

CAD
\$1,525

PDF
\$890

Visit ePlans.com/designer07 to see more detailed images of this plan.



SECOND FLOOR

PLAN#

HWD0700019

STYLE: COUNTRY

BEDROOMS: 3

BATHROOMS: 2½

SQUARE FOOTAGE: 1,491

DIMENSIONS: 40'4"W x 36'2"D

FOUNDATION: UNFINISHED WALKOUT
BASEMENT



FIRST FLOOR

5-SET
\$745

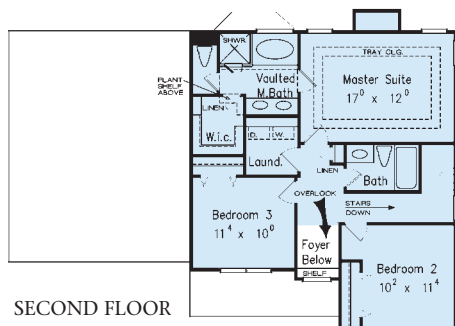
8-SET
\$785

REPRO
\$890

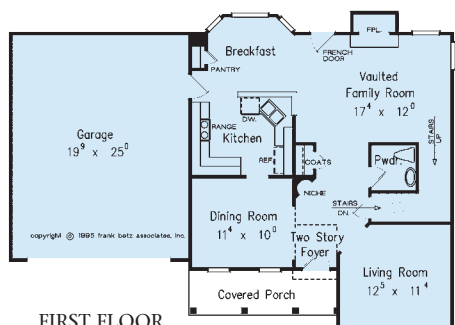
CAD
\$1,525

PDF
\$890

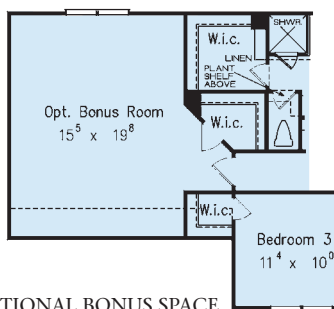
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SECOND FLOOR



FIRST FLOOR



OPTIONAL BONUS SPACE

PLAN# HWD0700020

STYLE: COLONIAL REVIVAL

BEDROOMS: 3

BATHROOMS: 2½

SQUARE FOOTAGE: 1,675

BONUS SPACE: 416 SQ. FT.

DIMENSIONS: 49' 6" W x 35' 4" D

FOUNDATION: CRAWLSPACE, SLAB,
UNFINISHED WALKOUT BASEMENT

Visit ePlans.com/designer07 to see more detailed images of this plan.

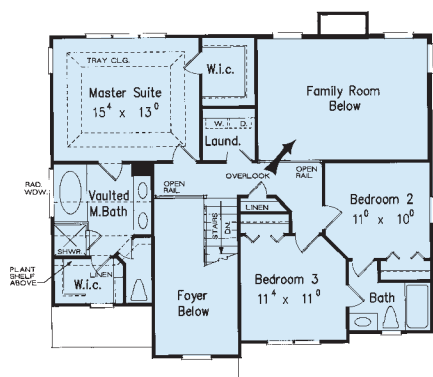
5-SET
\$825

8-SET
\$865

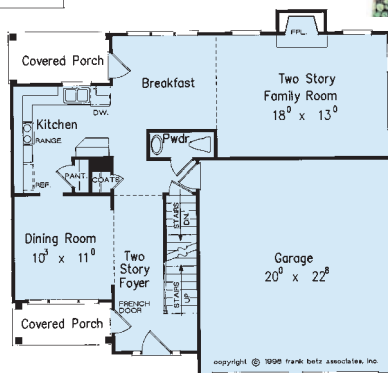
REPRO
\$995

CAD
\$1,710

PDF
\$995



SECOND FLOOR



FIRST FLOOR

PLAN# HWD0700021

STYLE: COTTAGE

BEDROOMS: 3

BATHROOMS: 2½

SQUARE FOOTAGE: 1,706

DIMENSIONS: 40' 0" W x 38' 10" D

FOUNDATION: CRAWLSPACE,
UNFINISHED WALKOUT BASEMENT

Garages and porches are never calculated in the total square footage of a home.

5-SET
\$745

8-SET
\$785

REPRO
\$890

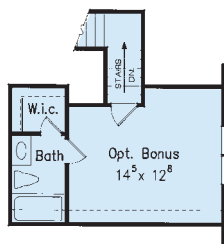
CAD
\$1,525

PDF
\$890

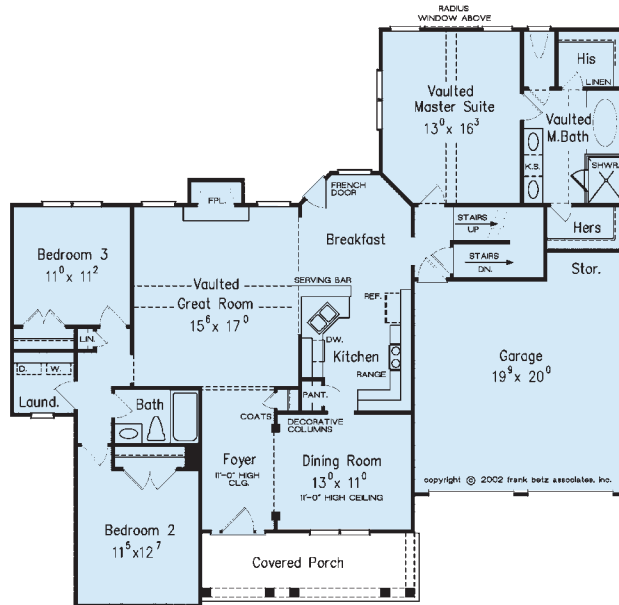
DESIGNS BY FRANK BETZ ASSOCIATES



PLAN#	HWD0700022
STYLE:	COTTAGE
BEDROOMS:	3
BATHROOMS:	2
SQUARE FOOTAGE:	1,725
BONUS SPACE:	256 SQ. FT.
DIMENSIONS:	58' 0" w x 54' 6" d
FOUNDATION:	CRAWLSPACE, SLAB, UNFINISHED WALKOUT BASEMENT



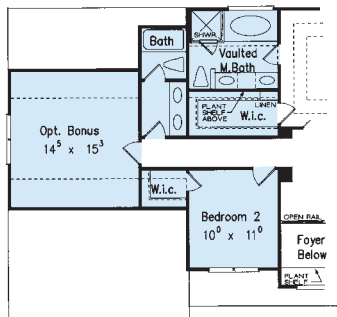
OPTIONAL BONUS SPACE



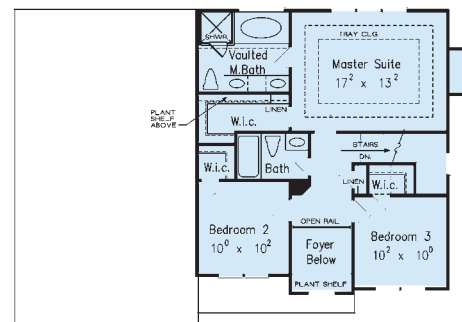
Visit ePlans.com/designer07 to see more detailed images of this plan.



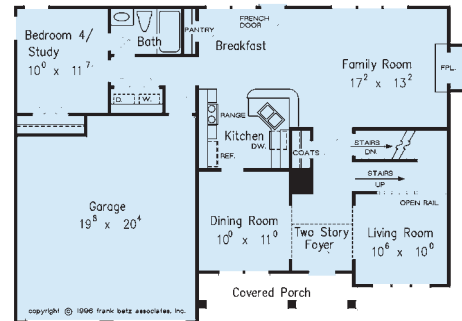
PLAN#	HWD0700023
STYLE:	COUNTRY
BEDROOMS:	4
BATHROOMS:	3
SQUARE FOOTAGE:	1,862
BONUS SPACE:	342 SQ. FT.
DIMENSIONS:	50' 4" w x 35' 0" d
FOUNDATION:	CRAWLSPACE, SLAB, UNFINISHED WALKOUT BASEMENT



OPTIONAL BONUS SPACE

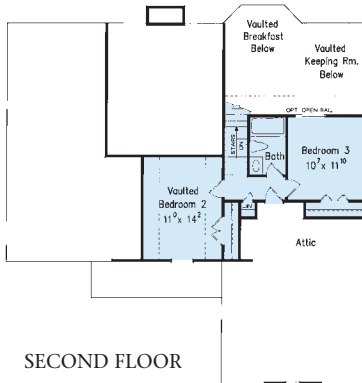


SECOND FLOOR

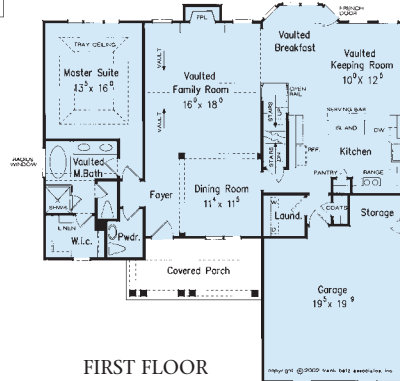


FIRST FLOOR

Many of our plans have been enhanced over the years based on buyer and builder feedback.



SECOND FLOOR



FIRST FLOOR

PLAN#	HWD0700024
STYLE:	COUNTRY
BEDROOMS:	3
BATHROOMS:	2½
SQUARE FOOTAGE:	1,932
DIMENSIONS:	50'0"W x 52'6"D
FOUNDATION:	CRAWLSPACE, UNFINISHED WALKOUT BASEMENT

Visit ePlans.com/designer07 to see more detailed images of this plan.

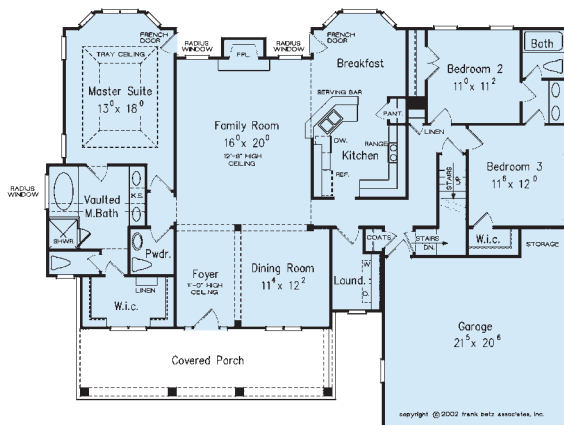
5-SET
\$825

8-SET
\$865

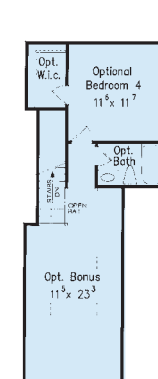
REPRO
\$995

CAD
\$1,710

PDF
\$995



OPTIONAL BONUS SPACE



PLAN#	HWD0700025
STYLE:	GREEK REVIVAL
BEDROOMS:	3
BATHROOMS:	2½
SQUARE FOOTAGE:	1,933
BONUS SPACE:	519 SQ. FT.
DIMENSIONS:	62'0"W x 50'0"D
FOUNDATION:	CRAWLSPACE, UNFINISHED WALKOUT BASEMENT

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5-SET
\$890

8-SET
\$930

REPRO
\$1,095

CAD
\$1,895

PDF
\$1,095

DESIGNS BY FRANK BETZ ASSOCIATES



PLAN# HWD0700026

STYLE: COLONIAL REVIVAL

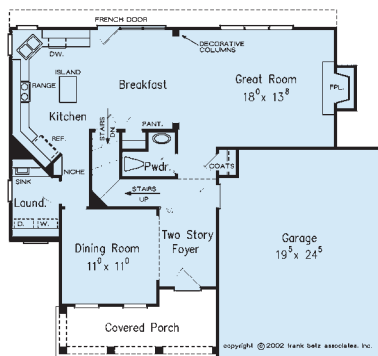
BEDROOMS: 3

BATHROOMS: 2½

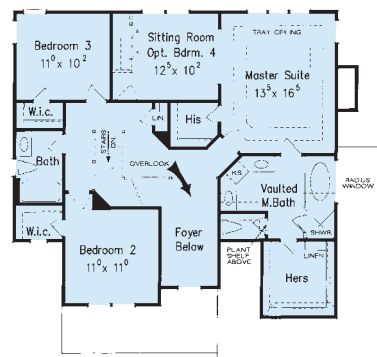
SQUARE FOOTAGE: 2,040

DIMENSIONS: 44' 0" w × 39' 0" d

FOUNDATION: CRAWLSPACE, SLAB,
UNFINISHED WALKOUT BASEMENT



FIRST FLOOR



SECOND FLOOR

5-SET
\$890

8-SET
\$930

REPRO
\$1,095

CAD
\$1,895

PDF
\$1,095

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PLAN# HWD0700027

STYLE: GREEK REVIVAL

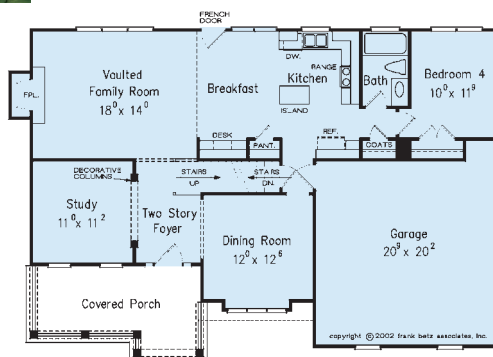
BEDROOMS: 4

BATHROOMS: 3

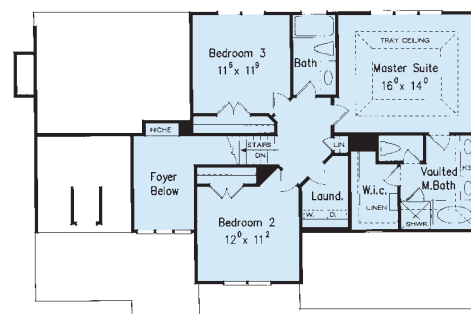
SQUARE FOOTAGE: 2,080

DIMENSIONS: 54' 4" w × 36' 0" d

FOUNDATION: CRAWLSPACE,
UNFINISHED WALKOUT BASEMENT



FIRST FLOOR



SECOND FLOOR

5-SET
\$825

8-SET
\$865

REPRO
\$995

CAD
\$1,710

PDF
\$995

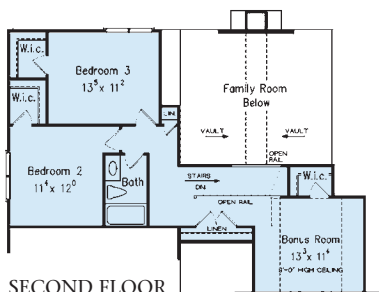
When accuracy matters, a materials list will help you and your builder more accurately estimate your cost-to-build.

PHOTO BY BRYAN WILLY PHOTOGRAPHY
THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.
FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

PHOTO BY BRYAN WILLY PHOTOGRAPHY
THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.
FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

DESIGNS BY FRANK BETZ ASSOCIATES

PHOTO BY BRYAN WILLY PHOTOGRAPHY
THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.
FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.



SECOND FLOOR



FIRST FLOOR



PLAN# HWD0700028

STYLE: CAPE COD

BEDROOMS: 3

BATHROOMS: 2½

SQUARE FOOTAGE: 2,182

BONUS SPACE: 150 SQ. FT.

DIMENSIONS: 53' 0" W × 55' 0" D

FOUNDATION: CRAWLSPACE, SLAB,
UNFINISHED WALKOUT BASEMENT

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5-SET
\$925

8-SET
\$1,000

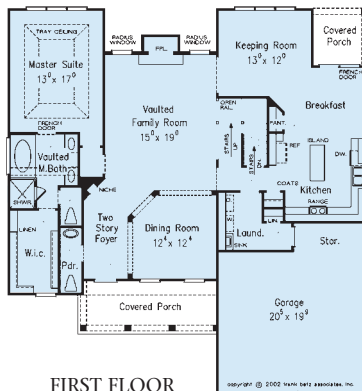
REPRO
\$1,185

CAD
\$2,045

PDF
\$1,185



SECOND FLOOR



FIRST FLOOR



PLAN# HWD0700029

STYLE: GEORGIAN

BEDROOMS: 3

BATHROOMS: 2½

SQUARE FOOTAGE: 2,208

BONUS SPACE: 255 SQ. FT.

DIMENSIONS: 50' 0" W × 54' 0" D

FOUNDATION: CRAWLSPACE, SLAB,
UNFINISHED WALKOUT BASEMENT

Avoid costly custom design mistakes by selecting home plans that have stood the test of time.

5-SET
\$890

8-SET
\$930

REPRO
\$1,095

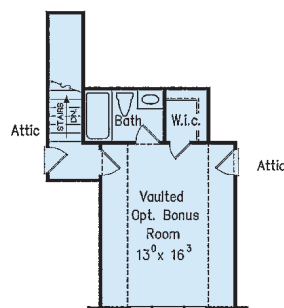
CAD
\$1,895

PDF
\$1,095

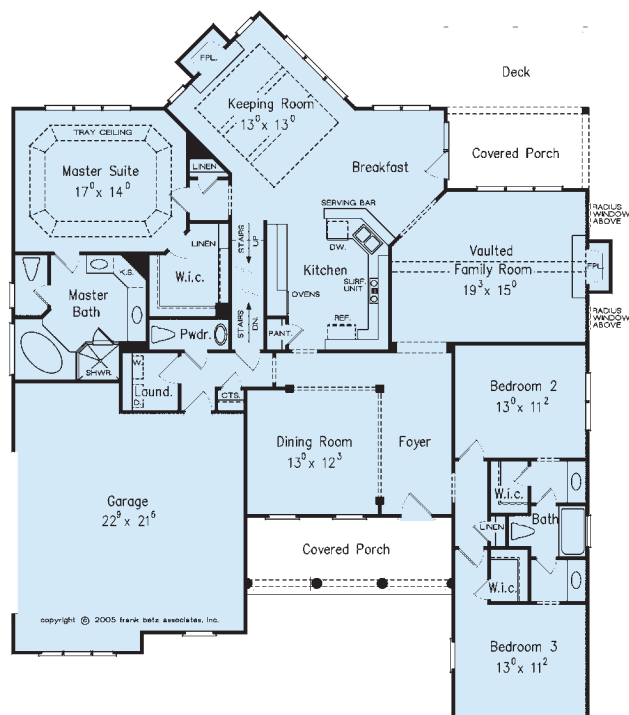
DESIGNS BY FRANK BETZ ASSOCIATES



PLAN#	HWD0700030
STYLE:	NEW AMERICAN
BEDROOMS:	3
BATHROOMS:	2½
SQUARE FOOTAGE:	2,289
BONUS SPACE:	311 SQ. FT.
DIMENSIONS:	57'0"W x 70'0"D
FOUNDATION:	CRAWLSPACE, SLAB, UNFINISHED WALKOUT BASEMENT



OPTIONAL BONUS SPACE



5-SET
\$925

8-SET
\$1,000

REPRO
\$1,185

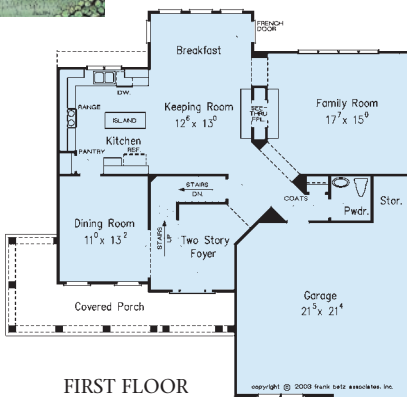
CAD
\$2,045

PDF
\$1,185

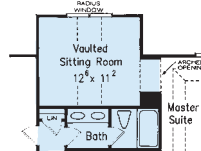
Visit ePlans.com/designer07 to see more detailed images of this plan.



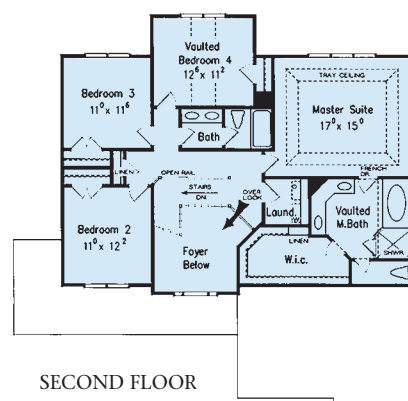
PLAN#	HWD0700031
STYLE:	COUNTRY
BEDROOMS:	4
BATHROOMS:	2½
SQUARE FOOTAGE:	2,343
DIMENSIONS:	50'0"W x 49'0"D
FOUNDATION:	CRAWLSPACE, UNFINISHED WALKOUT BASEMENT



FIRST FLOOR



ALTERNATE LAYOUT



SECOND FLOOR

5-SET
\$890

8-SET
\$930

REPRO
\$1,095

CAD
\$1,895

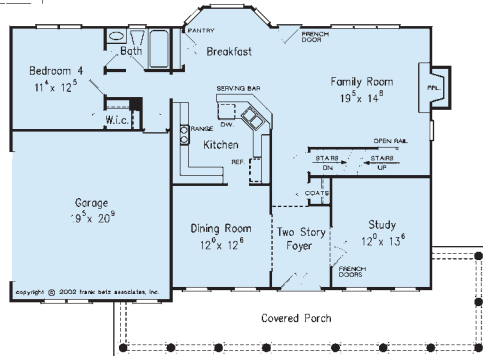
PDF
\$1,095

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DESIGNS BY FRANK BETZ ASSOCIATES



SECOND FLOOR



FIRST FLOOR

PLAN #	HWD0700032
STYLE: GREEK REVIVAL	
BEDROOMS:	4
BATHROOMS:	3
SQUARE FOOTAGE:	2,426
BONUS SPACE:	290 SQ. FT.
DIMENSIONS:	54' 4"W × 42' 10"D
FOUNDATION:	CRAWLSPACE,
UNFINISHED WALKOUT BASEMENT	

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5-SET	8-SET	REPRO	CAD	PDF
\$925	\$1,000	\$1,185	\$2,045	\$1,185



SECOND FLOOR



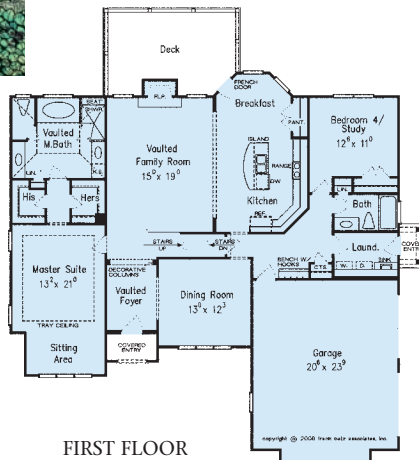
FIRST FLOOR

PLAN#	HWD0700033
STYLE:	CRAFTSMAN
BEDROOMS:	3
BATHROOMS:	3½
SQUARE FOOTAGE:	2,431
BONUS SPACE:	263 SQ. FT.
DIMENSIONS:	55' 0"W × 49' 0"D
FOUNDATION:	CRAWLSPACE, SLAB, UNFINISHED WALKOUT BASEMENT

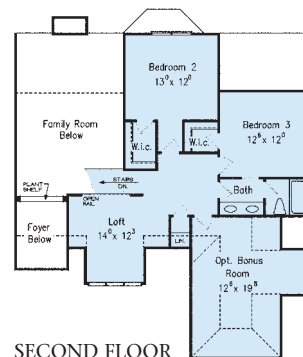
If you're thinking of modifying a plan, be sure to purchase in CAD, PDF or Reproducible formats.

5-SET	8-SET	REPRO	CAD	PDF
\$925	\$1,000	\$1,185	\$2,045	\$1,185

DESIGNS BY FRANK BETZ ASSOCIATES



FIRST FLOOR



SECOND FLOOR

PLAN#	HWD0700034
STYLE:	EUROPEAN
BEDROOMS:	4
BATHROOMS:	3
SQUARE FOOTAGE:	2,532
BONUS SPACE:	286 SQ. FT.
DIMENSIONS:	58'0"W x 55'0"D
FOUNDATION:	CRAWLSPACE, UNFINISHED WALKOUT BASEMENT

5-SET
\$995

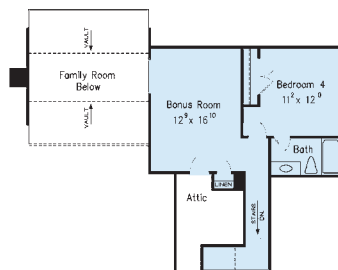
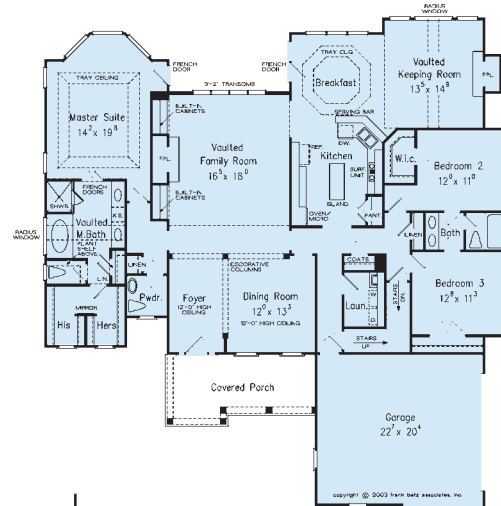
8-SET
\$1,065

REPRO
\$1,285

CAD
\$2,230

PDF
\$1,285

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OPTIONAL BONUS SPACE



REAR EXTERIOR

PLAN#	HWD0700035
STYLE:	COUNTRY
BEDROOMS:	3
BATHROOMS:	2½
SQUARE FOOTAGE:	2,548
BONUS SPACE:	490 SQ. FT.
DIMENSIONS:	63'0"W x 67'6"D
FOUNDATION:	CRAWLSPACE, SLAB, UNFINISHED WALKOUT BASEMENT

5-SET
\$995

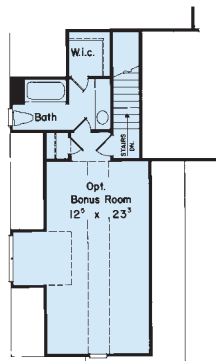
8-SET
\$1,065

REPRO
\$1,285

CAD
\$2,230

PDF
\$1,285

Over 50% of our plan buyers also purchase a materials list to improve estimating accuracy.



OPTIONAL BONUS SPACE



PLAN#	HWD0700036
STYLE:	NEW AMERICAN
BEDROOMS:	3
BATHROOMS:	2½
SQUARE FOOTAGE:	2,622
BONUS SPACE:	478 SQ. FT.
DIMENSIONS:	69' 0" W x 71' 4" D
FOUNDATION:	CRAWLSPACE, UNFINISHED WALKOUT BASEMENT

Visit ePlans.com/designer07 to see more detailed images of this plan.

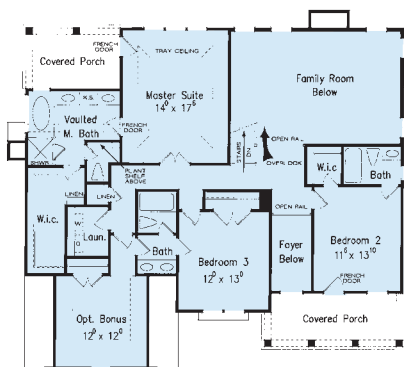
5-SET
\$890

8-SET
\$930

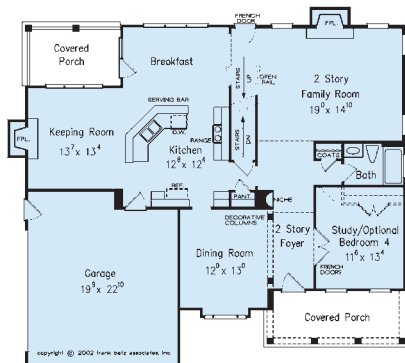
REPRO
\$1,095

CAD
\$1,895

PDF
\$1,095



SECOND FLOOR



FIRST FLOOR

PLAN#	HWD0700037
STYLE:	NEOCLASSICAL
BEDROOMS:	4
BATHROOMS:	4
SQUARE FOOTAGE:	2,635
BONUS SPACE:	186 SQ. FT.
DIMENSIONS:	52' 4" W x 47' 4" D
FOUNDATION:	CRAWLSPACE, SLAB, UNFINISHED WALKOUT BASEMENT

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\$1,065

REPRO
\$1,285

CAD
\$2,230

PDF
\$1,285

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PLAN# HWD0700038

STYLE: GREEK REVIVAL

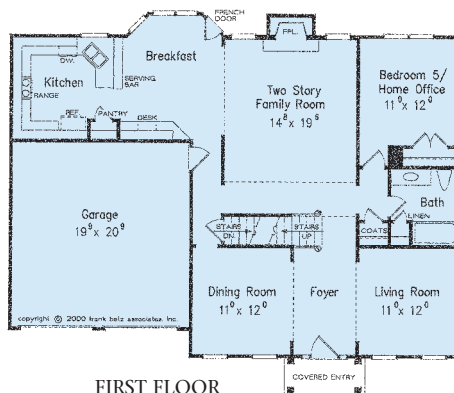
BEDROOMS: 5

BATHROOMS: 3

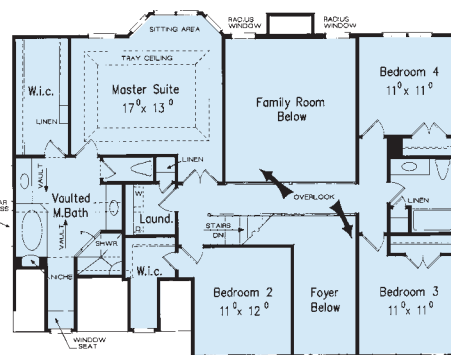
SQUARE FOOTAGE: 2,640

DIMENSIONS: 50' 0" w x 42' 6" d

FOUNDATION: CRAWLSPACE, SLAB,
UNFINISHED WALKOUT BASEMENT



FIRST FLOOR



SECOND FLOOR

5-SET
\$890

8-SET
\$930

REPRO
\$1,095

CAD
\$1,895

PDF
\$1,095

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PLAN# HWD0700039

STYLE: NEW AMERICAN

BEDROOMS: 4

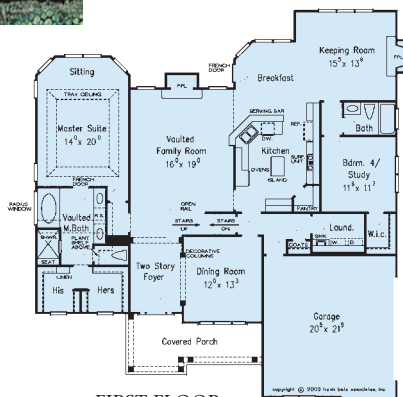
BATHROOMS: 3

SQUARE FOOTAGE: 2,696

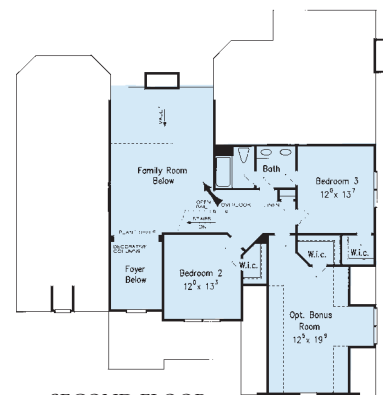
BONUS SPACE: 341 SQ. FT.

DIMENSIONS: 58' 4" w x 61' 0" d

FOUNDATION: CRAWLSPACE,
UNFINISHED WALKOUT BASEMENT



FIRST FLOOR



SECOND FLOOR

5-SET
\$995

8-SET
\$1,065

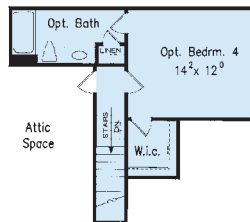
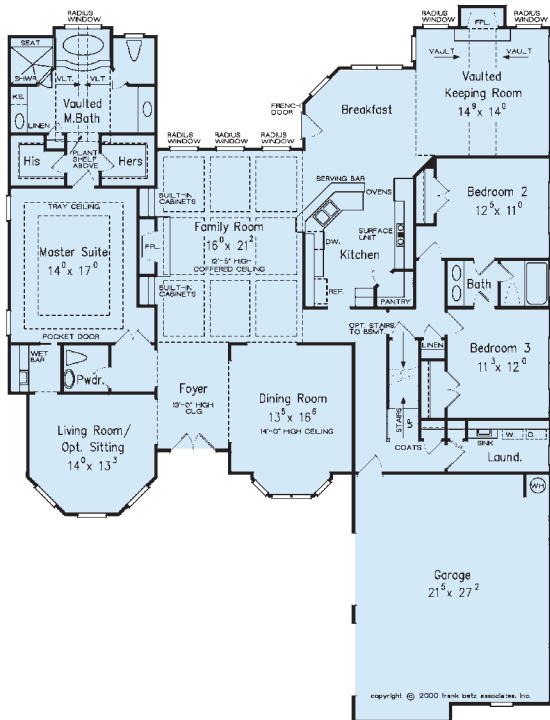
REPRO
\$1,285

CAD
\$2,230

PDF
\$1,285

A predrawn home plan can save you tens of thousands of dollars in typical architect fees.

DESIGNS BY FRANK BETZ ASSOCIATES



OPTIONAL BONUS SPACE



PLAN#	HWD0700040
STYLE:	EUROPEAN
BEDROOMS:	3
BATHROOMS:	2½
SQUARE FOOTAGE:	2,713
BONUS SPACE:	324 SQ. FT.
DIMENSIONS:	60' 0" W x 79' 4" D
FOUNDATION:	CRAWLSPACE, UNFINISHED WALKOUT BASEMENT

Visit ePlans.com/designer07 to see more detailed images of this plan.

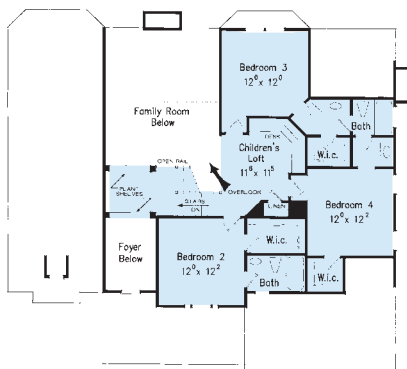
5-SET
\$995

8-SET
\$1,065

REPRO
\$1,285

CAD
\$2,230

PDF
\$1,285



SECOND FLOOR



FIRST FLOOR

PLAN#	HWD0700041
STYLE:	NEW AMERICAN
BEDROOMS:	4
BATHROOMS:	3½
SQUARE FOOTAGE:	2,723
DIMENSIONS:	56' 4" W x 50' 6" D
FOUNDATION:	CRAWLSPACE, SLAB, UNFINISHED WALKOUT BASEMENT

Additional images may be available at ePlans.com/designer07. Just enter the plan code number to find out.

5-SET
\$995

8-SET
\$1,065

REPRO
\$1,285

CAD
\$2,230

PDF
\$1,285

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PLAN# HWD0700010

STYLE: TRADITIONAL

BEDROOMS: 4

BATHROOMS: 2½

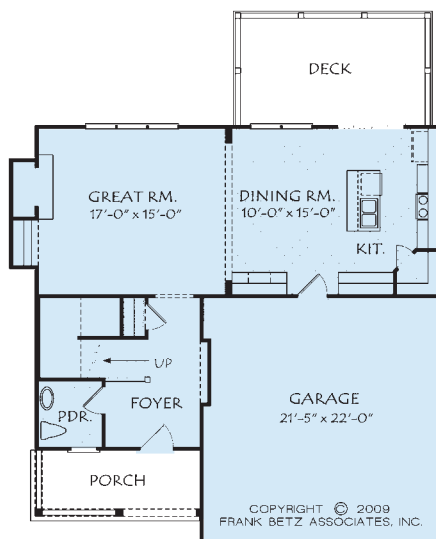
SQUARE FOOTAGE: 2,044

BONUS SPACE: 575 SQ. FT.

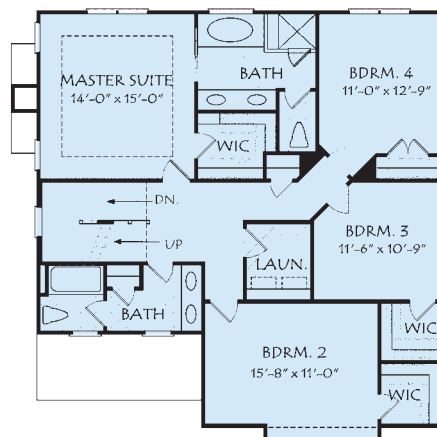
DIMENSIONS: 39' 4" W × 38' 0" D

FOUNDATION: CRAWLSPACE, SLAB

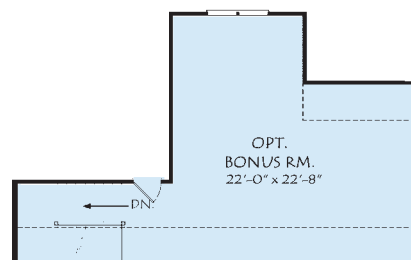
Petite proportions make for a perfectly-sized family home ideal for a narrow lot. Despite its narrow footprint, this Traditional home easily accommodates four bedrooms, a rear deck, and room to expand. The front-loading two-car garage conveniently accesses the kitchen.



FIRST FLOOR



SECOND FLOOR



OPTIONAL BONUS SPACE

5-SET
\$825

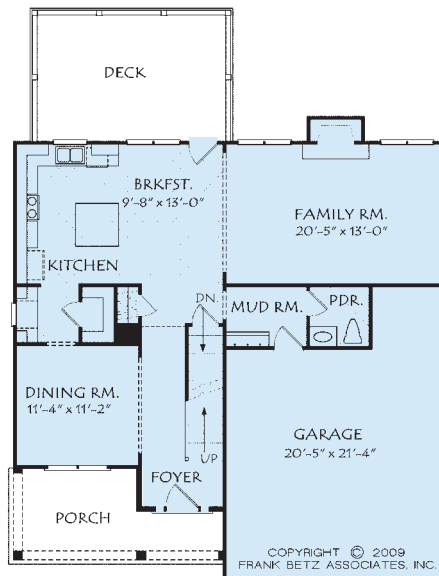
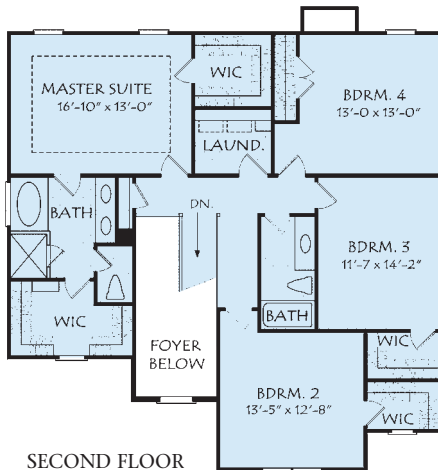
8-SET
\$865

REPRO
\$995

CAD
\$1,710

PDF
\$995

Visit ePlans.com/designer07 to see more detailed images of this plan.



PLAN# HWD0700011

STYLE: COTTAGE

BEDROOMS: 4

BATHROOMS: 2½

SQUARE FOOTAGE: 2,328

DIMENSIONS: 40' 6"W x 43' 4"D

FOUNDATION: CRAWLSPACE,
UNFINISHED BASEMENT

Cost-efficiency and curb appeal are at a premium with this stone-embellished country cottage. At less than 2,500 square feet, this clever design affords four bedrooms within a narrow 40' footprint. All four bedrooms are housed on the second level allowing the home to be heated and cooled in zones boosting energy-efficiency. The rear deck makes alfresco dining an option.

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\$930

REPRO
\$1,095

CAD
\$1,895

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\$1,095

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PLAN# HWD0700012

STYLE: COTTAGE

BEDROOMS: 4

BATHROOMS: 3

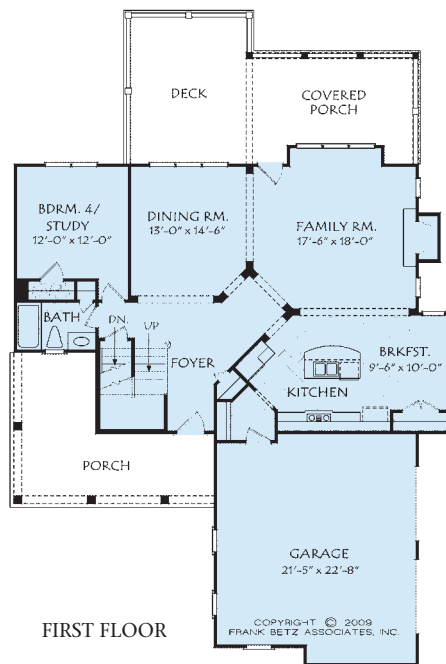
SQUARE FOOTAGE: 2,334

BONUS SPACE: 363 SQ. FT.

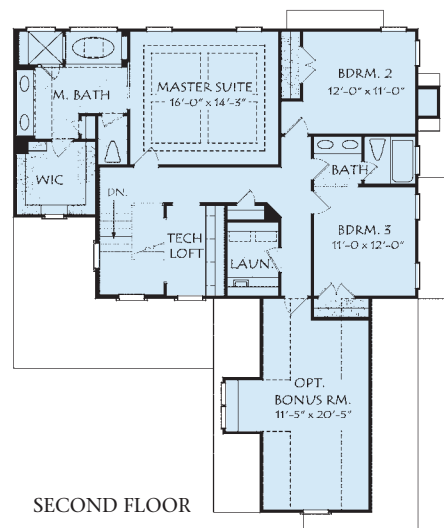
DIMENSIONS: 47'0"W x 66'0"D

FOUNDATION: CRAWLSPACE,
UNFINISHED BASEMENT

Behold the best of two timeless favorites in this attractive blend of country and Craftsman design. The first level is family-focused with an emphasis on open gathering spaces and outdoor living areas. The second level houses three of the four bedrooms, including the pampering master suite, a well-placed laundry room, and flexible room to grow.



FIRST FLOOR



SECOND FLOOR

5-SET
\$890

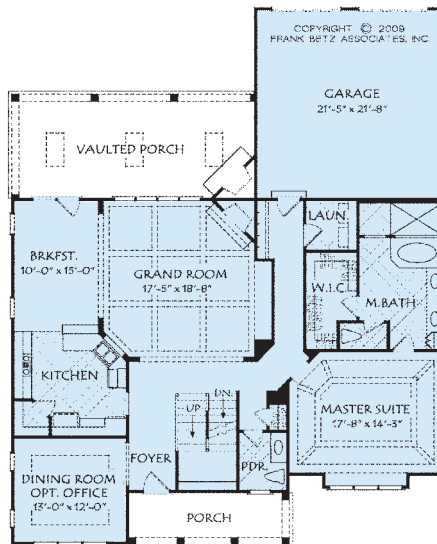
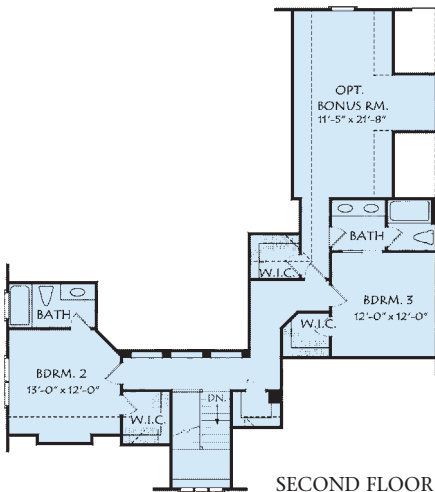
8-SET
\$930

REPRO
\$1,095

CAD
\$1,895

PDF
\$1,095

Visit ePlans.com/designer07 to see more detailed images of this plan.



PLAN# HWD0700013

STYLE: COTTAGE

BEDROOMS: 3

BATHROOMS: 3½

SQUARE FOOTAGE: 2,462

BONUS SPACE: 363 SQ. FT.

DIMENSIONS: 50' 0" W × 62' 0" D

FOUNDATION: CRAWLSPACE,
UNFINISHED BASEMENT

Stone facing garners instant curb appeal in any neighborhood, and this three-bedroom Country cottage is no exception. At less than 2,500 square feet this design offers upgraded amenities and an open layout generally found in homes twice its size. The vaulted hearth-warmed rear porch extends the living space and makes outdoor entertaining a year-round option.

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5-SET
\$890

8-SET
\$930

REPRO
\$1,095

CAD
\$1,895

PDF
\$1,095

DESIGNS BY FRANK BETZ ASSOCIATES



PLAN# HWD0700014

STYLE: CAPE COD

BEDROOMS: 4

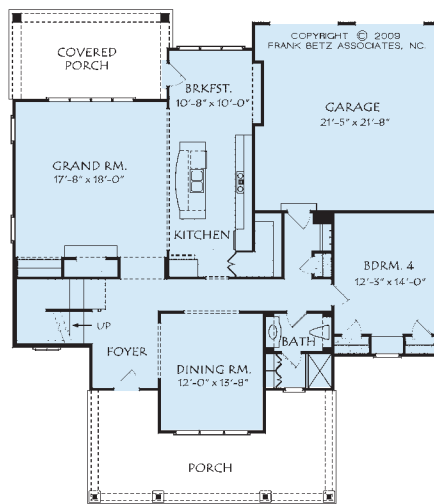
BATHROOMS: 3

SQUARE FOOTAGE: 2,804

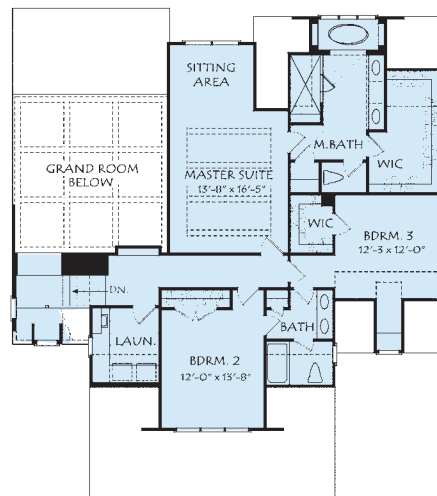
DIMENSIONS: 50'0"W x 57'0"D

FOUNDATION: CRAWLSPACE,
UNFINISHED BASEMENT

The timeless appeal of Cape Cod style is captured in this four-bedroom cottage. Open spaces define the interior with emphasis on common gathering areas and minimal walls. Three of four bedrooms are found on the second level, including the generous master suite, complete with a private sitting area. The adjacent laundry room is thoughtfully placed here as well.



FIRST FLOOR



SECOND FLOOR

5-SET
\$925

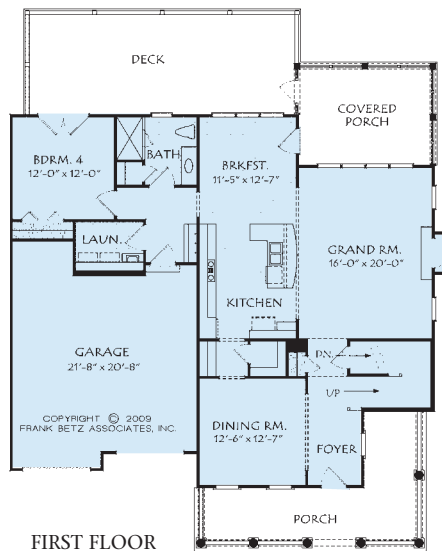
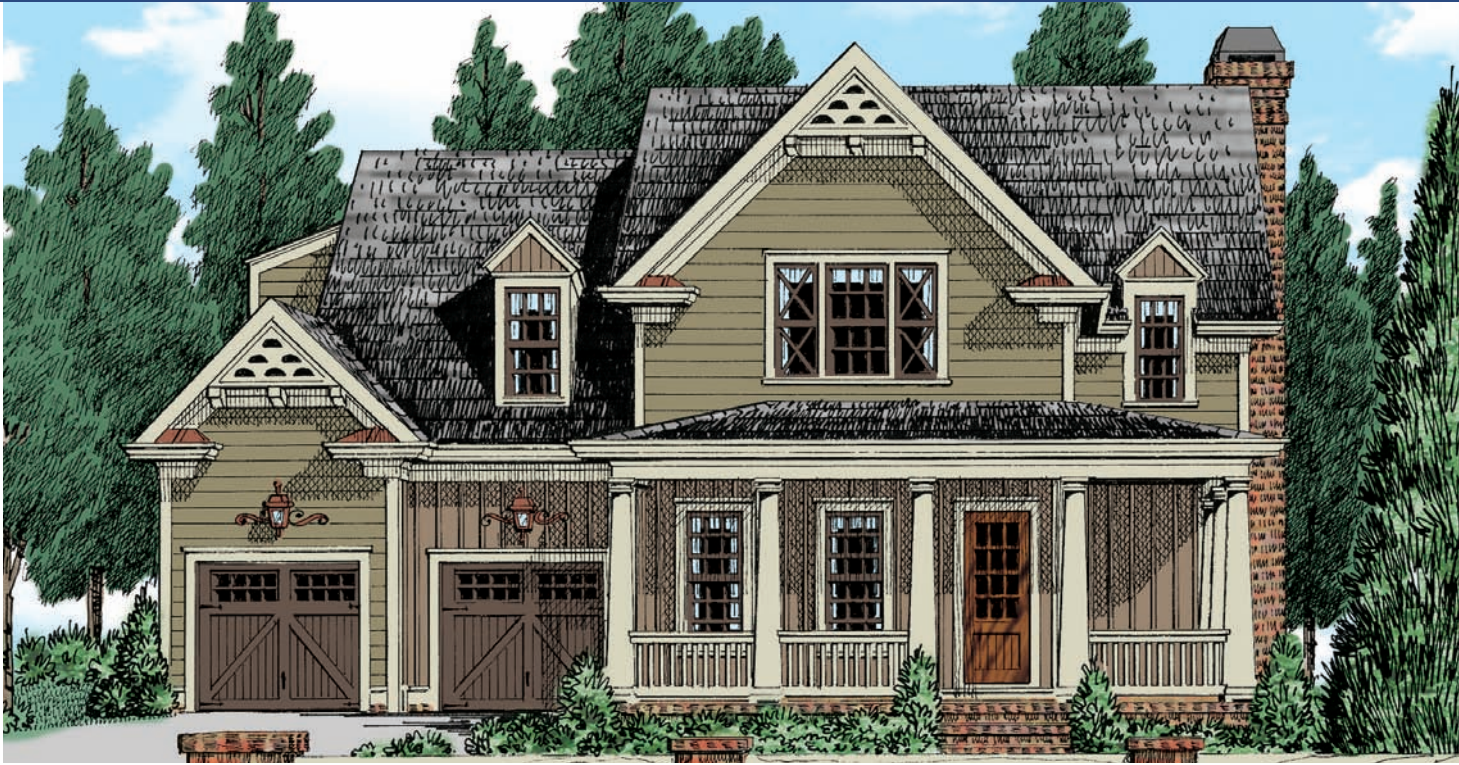
8-SET
\$1,000

REPRO
\$1,185

CAD
\$2,045

PDF
\$1,185

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PLAN# HWD0700015

STYLE: COTTAGE

BEDROOMS: 4

BATHROOMS: 3

SQUARE FOOTAGE: 3,001

DIMENSIONS: 52' 4" w x 57' 2" d

FOUNDATION: CRAWLSPACE,
UNFINISHED BASEMENT

A modern take on the classic Country cottage includes a nod to the past with quintessential elements featuring a signature front porch and a spacious kitchen. Substantial outdoor living space extends the home's common areas. Three of four bedrooms are secluded on the second floor for privacy. The fourth bedroom, adjacent to a full bath, offers ideal quarters for a guest or in-law.

It is illegal to make copies of, or changes to, any plan except CAD, PDF, and Reproducible packages.

5-SET
\$925

8-SET
\$1,000

REPRO
\$1,185

CAD
\$2,045

PDF
\$1,185

DESIGNS BY FRANK BETZ ASSOCIATES



PLAN# HWD0700016

STYLE: TRADITIONAL

BEDROOMS: 4

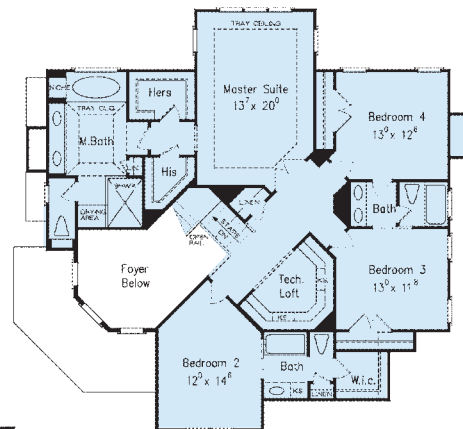
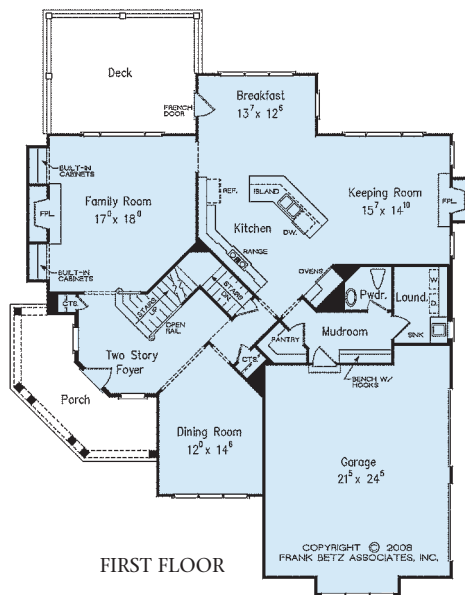
BATHROOMS: 3½

SQUARE FOOTAGE: 3,044

DIMENSIONS: 53' 2" W × 60' 6" D

FOUNDATION: CRAWLSPACE,
UNFINISHED BASEMENT

A well-executed design both inside and out, this four-bedroom Traditional home is a fresh take on a time-honored classic. An open first-floor layout facilitates seamless movement and provides ample space to entertain. Enticing outdoor living spaces, including a generous front porch and rear deck, increase the home's livability. The second level is devoted to all four bedrooms, highlighted by the sumptuous master suite. Don't miss the adjacent tech loft, an unexpected modern convenience.



5-SET
\$925

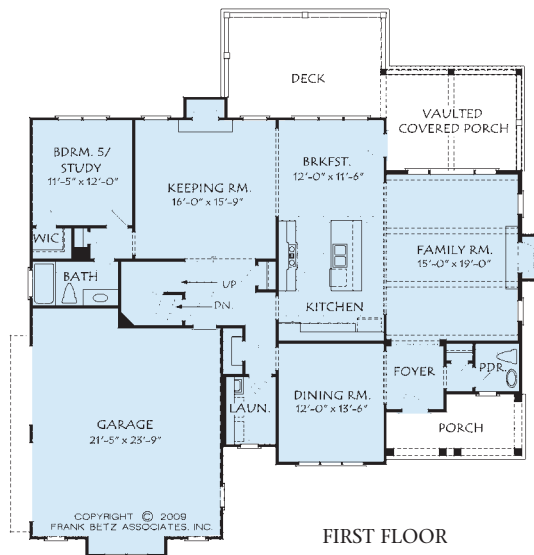
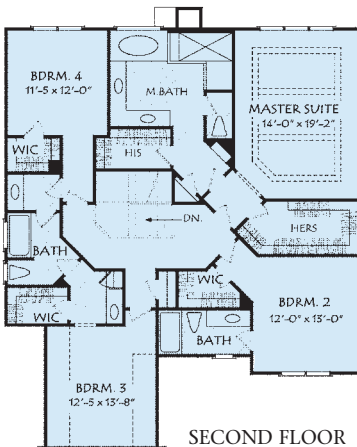
8-SET
\$1,000

REPRO
\$1,185

CAD
\$2,045

PDF
\$1,185

Visit ePlans.com/designer07 to see more detailed images of this plan.



PLAN#	HWD0700017
STYLE:	FRENCH COUNTRY
BEDROOMS:	5
BATHROOMS:	4½
SQUARE FOOTAGE:	3,243
DIMENSIONS:	58' 4" W x 55' 6" D
FOUNDATION:	CRAWLSPACE, UNFINISHED BASEMENT

With elements derived from the distinctive French Country style, this standout home has both exterior and interior appeal. Vaulted ceilings not only highlight the interior but also extend outdoors to the covered porch. Five bedrooms offer ample room to grow or the ability to convert existing space to suit new needs. Four of five bedrooms are housed on the second level, which allows the home to be climate controlled in zones and promotes energy efficiency.

Reproducible plans are typically printed on vellum, Mylar, or sepi and can be customized by a professional.

5-SET
\$925

8-SET
\$1,000

REPRO
\$1,185

CAD
\$2,045

PDF
\$1,185

DESIGNS BY FRANK BETZ ASSOCIATES



PLAN# HWD0700042

STYLE: COUNTRY

BEDROOMS: 4

BATHROOMS: 3½

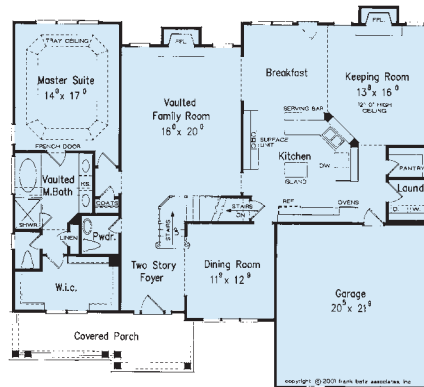
SQUARE FOOTAGE: 2,727

BONUS SPACE: 165 SQ. FT.

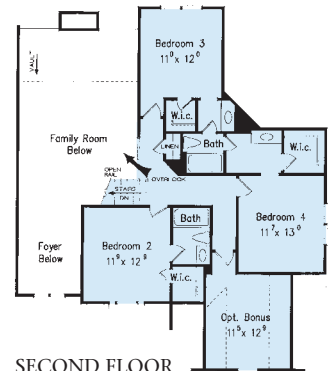
DIMENSIONS: 56'0"W x 51'4"D

FOUNDATION: CRAWLSPACE,

UNFINISHED WALKOUT BASEMENT



FIRST FLOOR



SECOND FLOOR

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FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

5-SET
\$925

8-SET
\$1,000

REPRO
\$1,185

CAD
\$2,045

PDF
\$1,185

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PLAN# HWD0700043

STYLE: NEW AMERICAN

BEDROOMS: 4

BATHROOMS: 4½

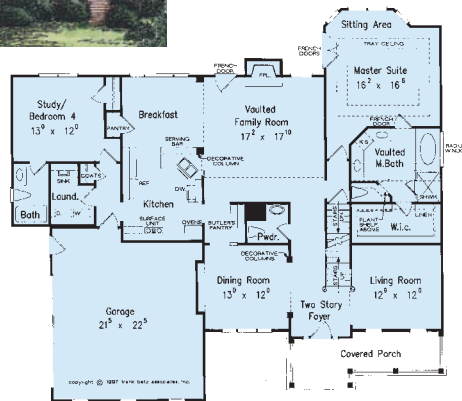
SQUARE FOOTAGE: 2,752

BONUS SPACE: 277 SQ. FT.

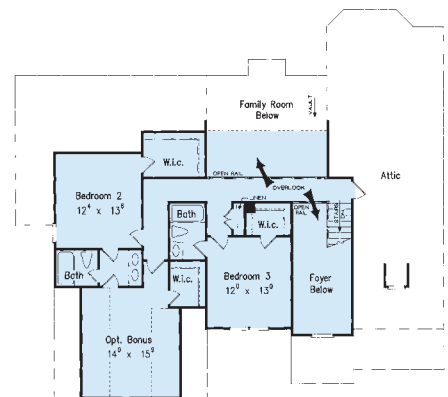
DIMENSIONS: 61'6"W x 56'0"D

FOUNDATION: CRAWLSPACE, SLAB,

UNFINISHED WALKOUT BASEMENT



FIRST FLOOR



SECOND FLOOR

5-SET
\$925

8-SET
\$1,000

REPRO
\$1,185

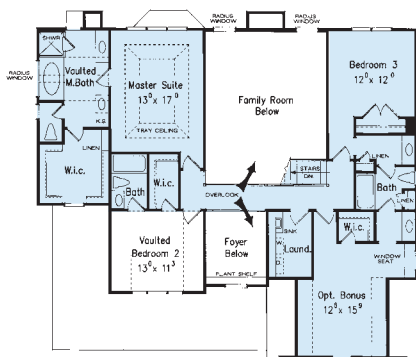
CAD
\$2,045

PDF
\$1,185

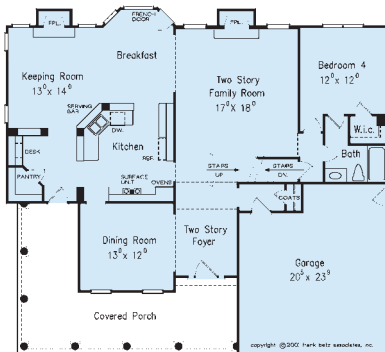
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SECOND FLOOR



FIRST FLOOR

PLAN# HWD0700044

STYLE: FARMHOUSE

BEDROOMS: 4

BATHROOMS: 4

SQUARE FOOTAGE: 2,759

BONUS SPACE: 280 SQ. FT.

DIMENSIONS: 53'0"W x 48'6"D

FOUNDATION: CRAWLSPACE, SLAB,

UNFINISHED WALKOUT BASEMENT

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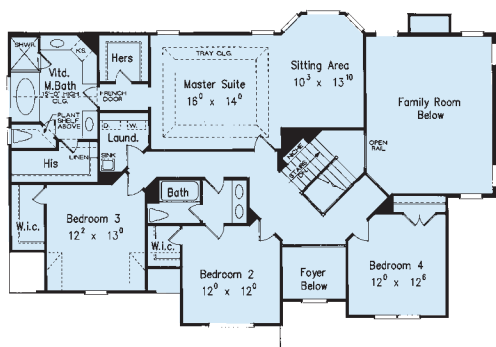
5-SET
\$925

8-SET
\$1,000

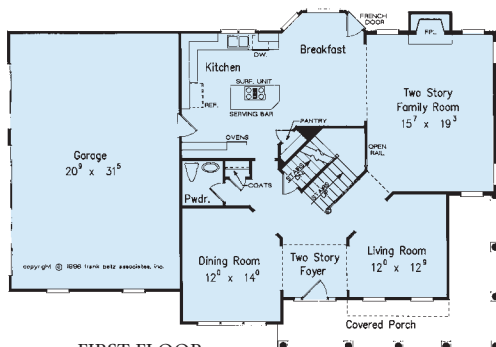
REPRO
\$1,185

CAD
\$2,045

PDF
\$1,185



SECOND FLOOR



FIRST FLOOR

PLAN# HWD0700045

STYLE: COUNTRY

BEDROOMS: 4

BATHROOMS: 2½

SQUARE FOOTAGE: 2,766

DIMENSIONS: 60'0"W x 41'6"D

FOUNDATION: CRAWLSPACE,

UNFINISHED WALKOUT BASEMENT

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5-SET
\$925

8-SET
\$1,000

REPRO
\$1,185

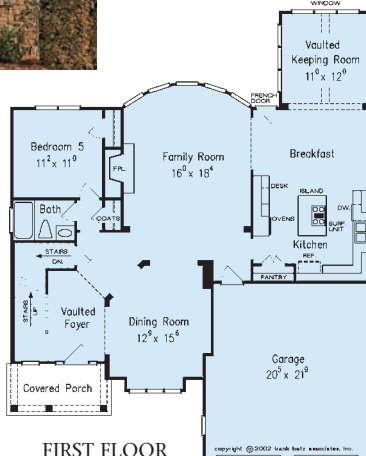
CAD
\$2,045

PDF
\$1,185

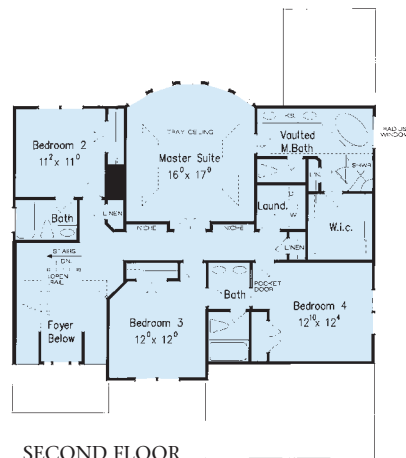
DESIGNS BY FRANK BETZ ASSOCIATES



PLAN#	HWD0700046
STYLE:	FRENCH COUNTRY
BEDROOMS:	5
BATHROOMS:	4
SQUARE FOOTAGE:	2,794
DIMENSIONS:	45' 0" w x 56' 0" d
FOUNDATION:	CRAWLSPACE, UNFINISHED WALKOUT BASEMENT



FIRST FLOOR



SECOND FLOOR

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5-SET
\$925

8-SET
\$1,000

REPRO
\$1,185

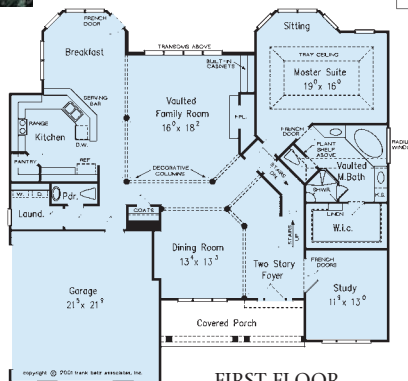
CAD
\$2,045

PDF
\$1,185

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PLAN#	HWD0700047
STYLE:	FRENCH COUNTRY
BEDROOMS:	4
BATHROOMS:	2 1/2
SQUARE FOOTAGE:	2,863
BONUS SPACE:	213 SQ. FT.
DIMENSIONS:	55' 0" w x 54' 0" d
FOUNDATION:	CRAWLSPACE, UNFINISHED WALKOUT BASEMENT



FIRST FLOOR



SECOND FLOOR

5-SET
\$995

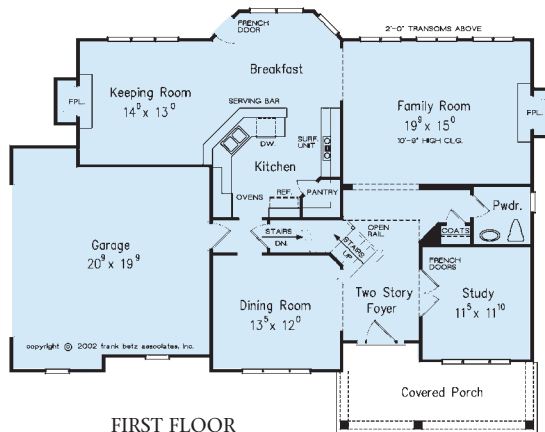
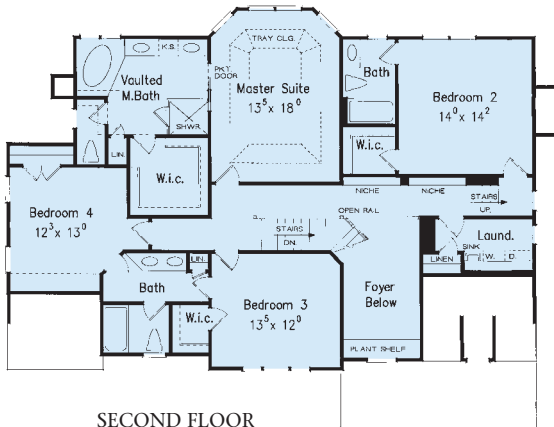
8-SET
\$1,065

REPRO
\$1,285

CAD
\$2,230

PDF
\$1,285

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PLAN# HWD0700048

STYLE: FRENCH COUNTRY

BEDROOMS: 4

BATHROOMS: 3½

SQUARE FOOTAGE: 2,883

DIMENSIONS: 57' 4" W x 44' 0" D

FOUNDATION: CRAWLSPACE,
UNFINISHED WALKOUT BASEMENT

A unique facade of stone, siding, and shingles creates peerless curb appeal on this country cottage. Come in from the covered porch to a two-story foyer, opening on the right to a study and on the left to a formal dining room. Ahead, the family room is lit by a multitude of windows and enjoys the glow of a fireplace. The country kitchen accommodates multiple chefs and features a serving bar to the breakfast nook and keeping room. The bayed master suite is located upstairs; a pocket door opens to the refined private bath, with a vaulted ceiling and garden tub. Three additional bedrooms are designed for privacy.

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\$925

8-SET
\$1,000

REPRO
\$1,185

CAD
\$2,045

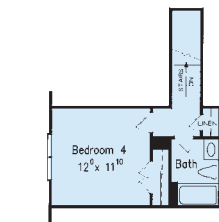
PDF
\$1,185

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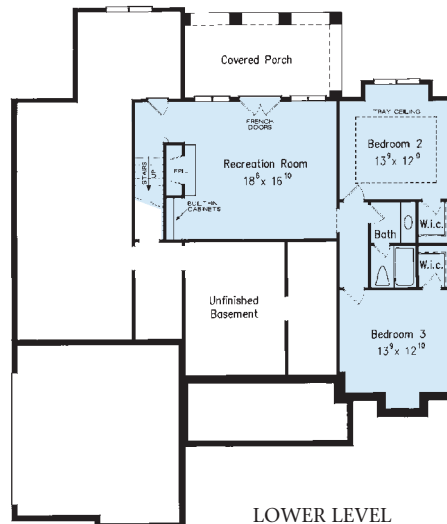


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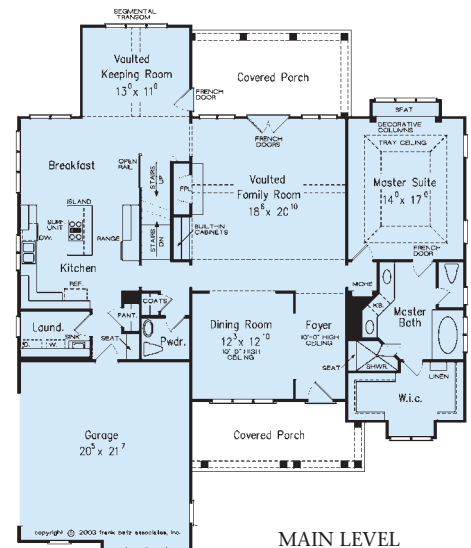
PLAN#	HWD0700049
STYLE:	BUNGALOW
BEDROOMS:	3
BATHROOMS:	2½
SQUARE FOOTAGE:	2,917
BONUS SPACE:	260 SQ. FT.
DIMENSIONS:	54' 0"W x 63' 6"D
FOUNDATION:	FINISHED WALKOUT BASEMENT



OPTIONAL BONUS SPACE



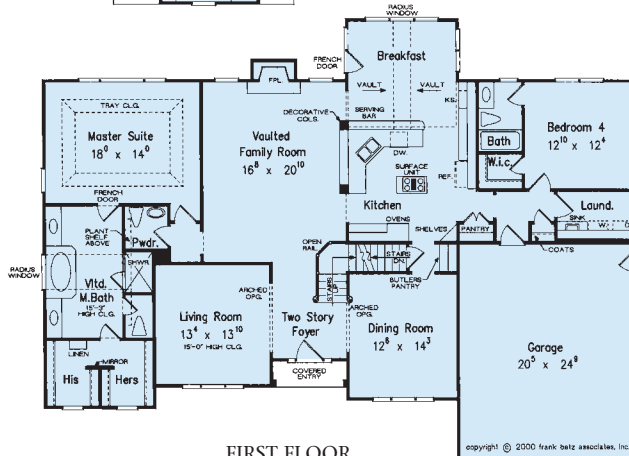
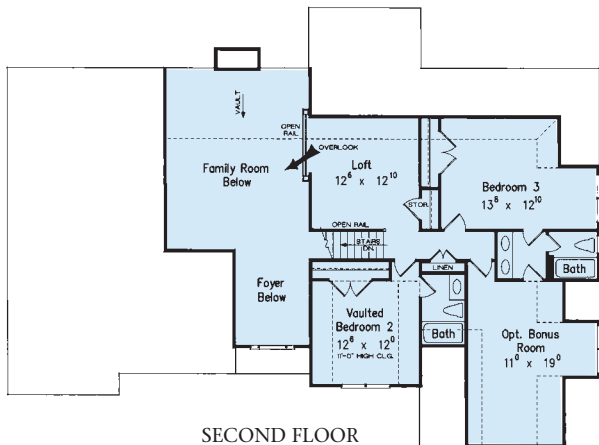
LOWER LEVEL



MAIN LEVEL

A trim-looking, European-style home with lots of room for an active family to stretch out is captured with this plan. Covered porches front and back create a relaxed environment, yet the tasteful dining room and vaulted family room are perfect for dinner parties. The country-style kitchen with a cooktop island flows into the casual eating area and then into the vaulted keeping room. The right wing comprises the sumptuous master suite. Two more bedrooms, each with walk-in closets, and room for a third bedroom share space with a recreation room on the lower level.

5-SET \$925	8-SET \$1,000	REPRO \$1,185	CAD \$2,045	PDF \$1,185	Visit ePlans.com/designer07 to see more detailed images of this plan.
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PLAN# HWD0700050

STYLE: NEW AMERICAN

BEDROOMS: 4

BATHROOMS: 3½

SQUARE FOOTAGE: 3,021

BONUS SPACE: 258 SQ. FT.

DIMENSIONS: 69'0"W x 51'0"D

FOUNDATION: CRAWLSPACE,
UNFINISHED WALKOUT BASEMENT

Four gables adorn the hipped roof of this two-story brick home. The foyer introduces the living room, dining room and vaulted family room. The master suite and one secondary bedroom reside on the first floor, while two additional bedrooms, two full baths and a loft are upstairs.

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\$925

8-SET
\$1,000

REPRO
\$1,185

CAD
\$2,045

PDF
\$1,185



PLAN# HWD0700051

STYLE: COTTAGE

BEDROOMS: 4

BATHROOMS: 4

SQUARE FOOTAGE: 3,139

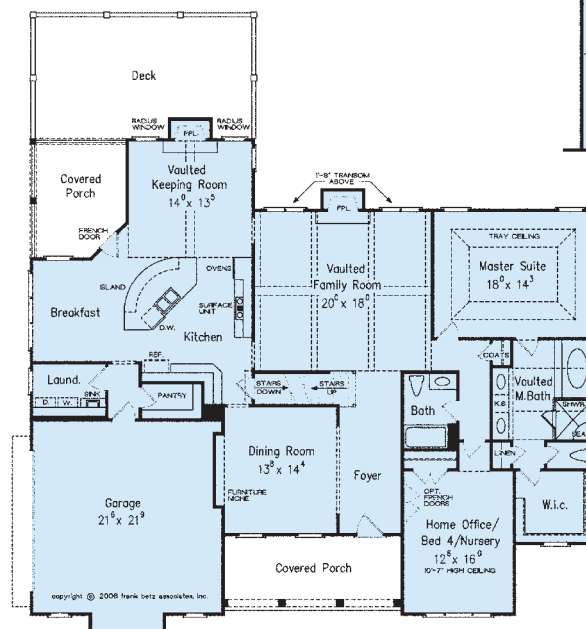
BONUS SPACE: 327 SQ. FT.

DIMENSIONS: 64' 0" W x 58' 4" D

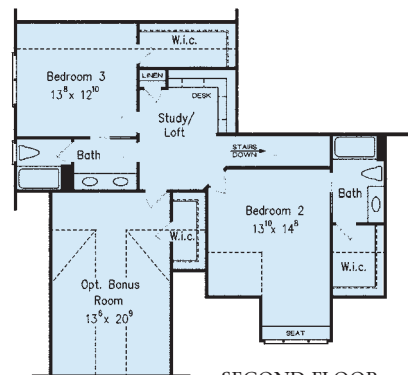
FOUNDATION: CRAWLSPACE,

UNFINISHED WALKOUT BASEMENT

Inspired by Cape Cod architecture, this handsome cottage makes a lasting impression. The open design eliminates unnecessary walls. Soaring decorative ceilings in the family room and master suite add elegance. Multiple first-floor fireplaces offer ambiance and warmth. An abundance of bedrooms, including two on the second floor, make this home ideal for a growing family.



FIRST FLOOR



SECOND FLOOR

5-SET
\$995

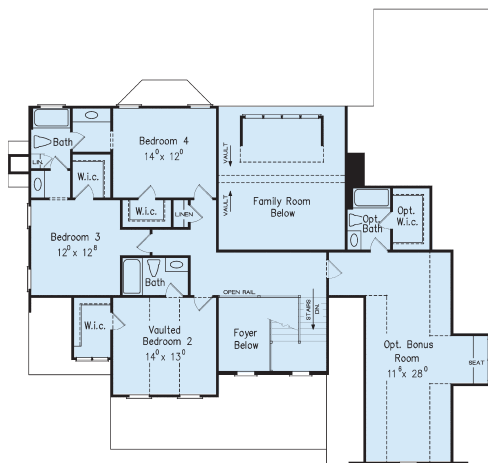
8-SET
\$1,065

REPRO
\$1,285

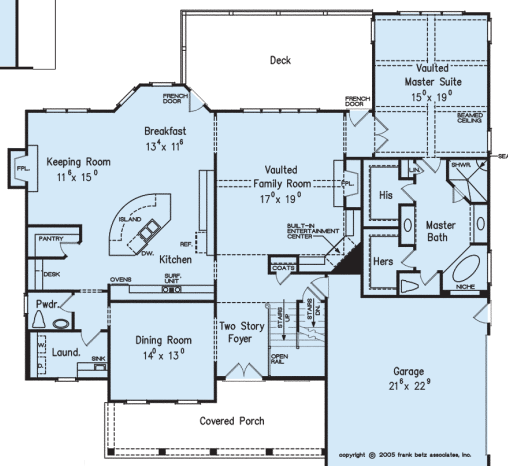
CAD
\$2,230

PDF
\$1,285

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SECOND FLOOR



FIRST FLOOR

PLAN# HWD0700052

STYLE: FARMHOUSE

BEDROOMS: 4

BATHROOMS: 3½

SQUARE FOOTAGE: 3,246

BONUS SPACE: 510 SQ. FT.

DIMENSIONS: 64' 4" W × 61' 0" D

FOUNDATION: CRAWLSPACE,

UNFINISHED WALKOUT BASEMENT

Clad in shingles, this country farmhouse is a true standout home. The foyer greets guests with a formal dining room on the left. The keeping room, breakfast nook, and kitchen area is an open space for the whole family. Three bedrooms reside upstairs, while the master suite is secluded on the first floor with His and Hers amenities.

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5-SET
\$995

8-SET
\$1,065

REPRO
\$1,285

CAD
\$2,230

PDF
\$1,285

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PLAN# HWD0700053

STYLE: TRADITIONAL

BEDROOMS: 4

BATHROOMS: 4

SQUARE FOOTAGE: 3,467

BONUS SPACE: 736 SQ. FT.

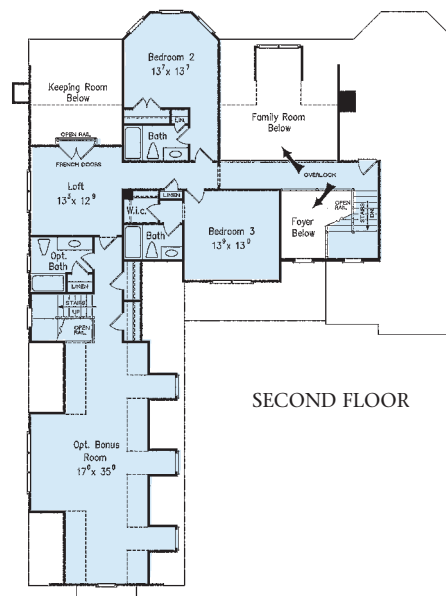
DIMENSIONS: 61'6"W x 85'0"D

FOUNDATION: CRAWLSPACE, SLAB,
UNFINISHED WALKOUT BASEMENT

Fanciful touches like a swooping roofline and overflowing window boxes lend fairy-tale charm to this country-style home, while a courtyard entry and thoughtful floor plan make it practical as well. The fantasy continues inside as luxury features turn up around every corner. Vaulted ceilings, multiple fireplaces, built-in cabinetry, and French doors really do make this home a dream come true, while four spacious bedrooms and baths add to its functionality.



FIRST FLOOR



SECOND FLOOR

5-SET
\$1,075

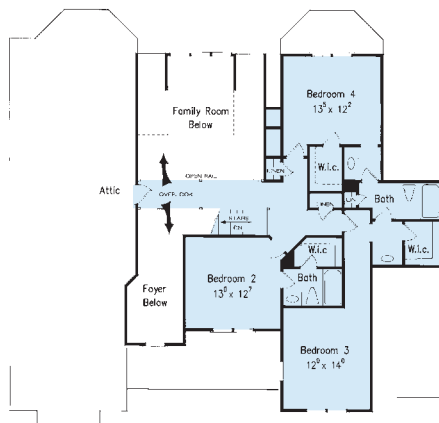
8-SET
\$1,150

REPRO
\$1,375

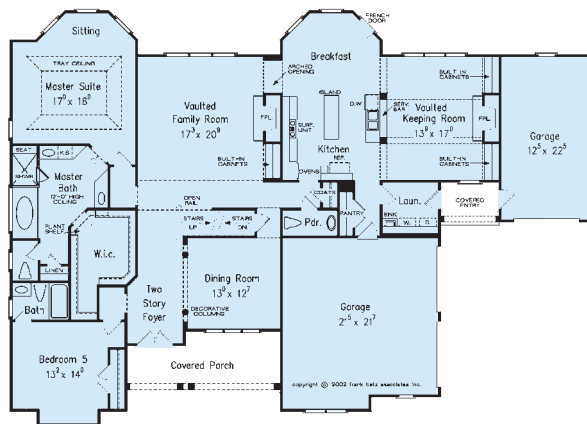
CAD
\$2,380

PDF
\$1,375

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SECOND FLOOR



FIRST FLOOR

PLAN# HWD0700054

STYLE: NEW AMERICAN

BEDROOMS: 5

BATHROOMS: 4½

SQUARE FOOTAGE: 3,482

DIMENSIONS: 80' 0" W × 57' 0" D

FOUNDATION: CRAWLSPACE,

UNFINISHED WALKOUT BASEMENT

This stately home will be a family treasure for generations. Double doors open from the front porch to reveal a two-story foyer; columns on the right frame the formal dining room. Vaulted ceilings and fireplaces in the family and keeping rooms add an elegant touch. The kitchen features a clever configuration that opens to the breakfast bay. The master suite is decked out with a bayed sitting area, immense walk-in closet, and posh bath. A nearby bedroom suite makes a perfect guest room. Upstairs, three bedrooms share a full bath.

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5-SET
\$1,075

8-SET
\$1,150

REPRO
\$1,375

CAD
\$2,380

PDF
\$1,375

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PLAN# **HWD0700055**

STYLE: COTTAGE

BEDROOMS: 4

BATHROOMS: 3½

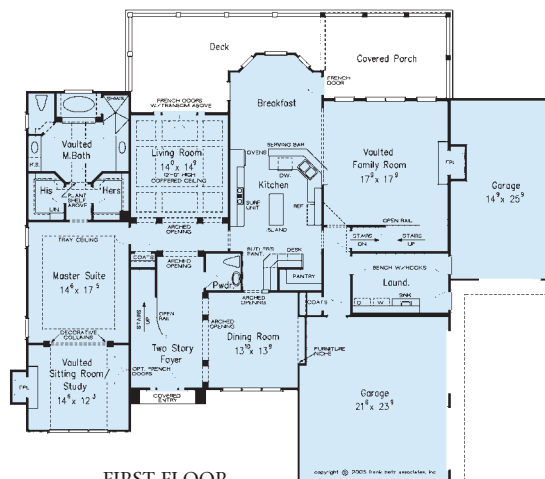
SQUARE FOOTAGE: 3,558

BONUS SPACE: 277 SQ. FT.

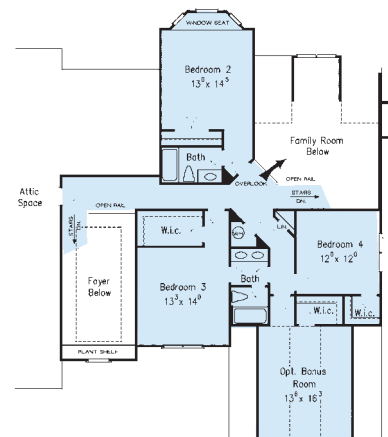
DIMENSIONS: 76'0"W x 68'0"D

FOUNDATION: CRAWLSPACE, SLAB,
UNFINISHED WALKOUT BASEMENT

This design provides the ultimate in luxury for the homeowner. A spacious bedroom with an elegant tray ceiling opens through a columned portal to an exclusive retreat, where a fireplace can be enjoyed in privacy and quiet. Classic columns define formal spaces. Casual living areas include a bayed breakfast nook and covered porch, and conveniences like a huge kitchen with a walk-in pantry.



FIRST FLOOR



SECOND FLOOR

5-SET
\$1,180

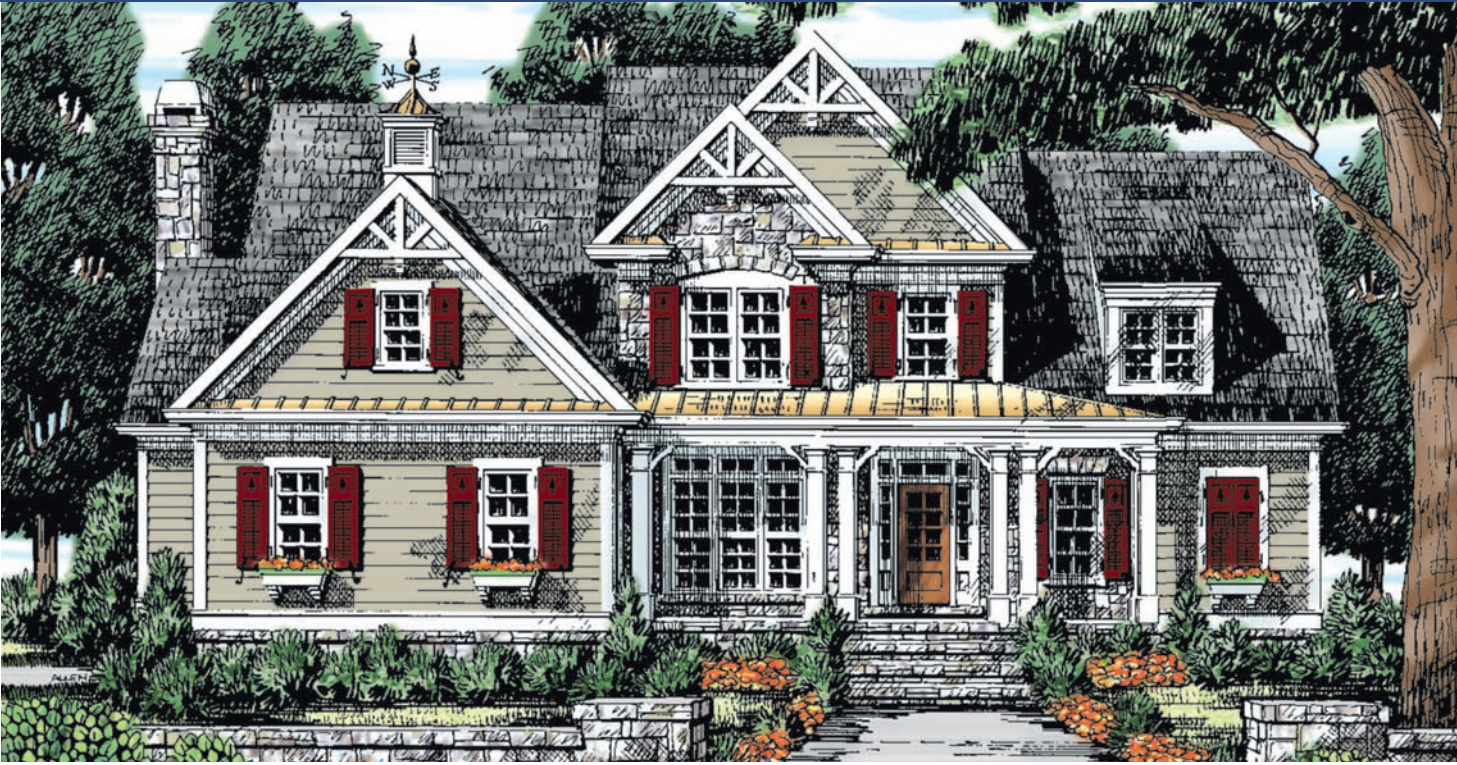
8-SET
\$1,285

REPRO
\$1,535

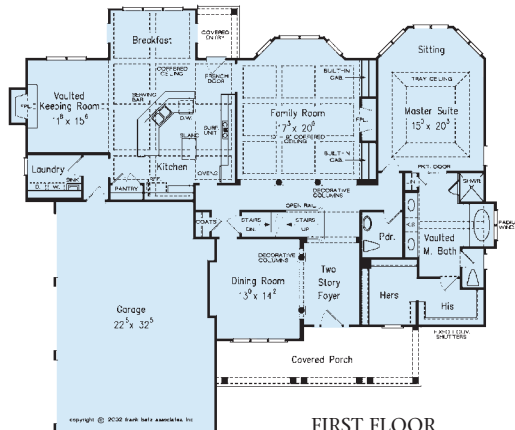
CAD
\$2,625

PDF
\$1,535

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SECOND FLOOR



FIRST FLOOR

PLAN# HWD0700056

STYLE: COUNTRY

BEDROOMS: 4

BATHROOMS: 3½

SQUARE FOOTAGE: 3,585

BONUS SPACE: 277 SQ. FT.

DIMENSIONS: 68' 10"W x 60' 0"D

FOUNDATION: CRAWLSPACE,
UNFINISHED WALKOUT BASEMENT

This breathtaking stone-and-shingle European cottage will turn the home of your dreams into a reality. The fireplace gives a definite focus; tall windows bring in floods of natural light. An expansive kitchen makes it easy for multiple cooks to share space. A vaulted keeping room at the rear is a cozy hideaway. The master suite shines with a bayed sitting area and majestic vaulted bath with a garden tub.

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5-SET
\$1,180

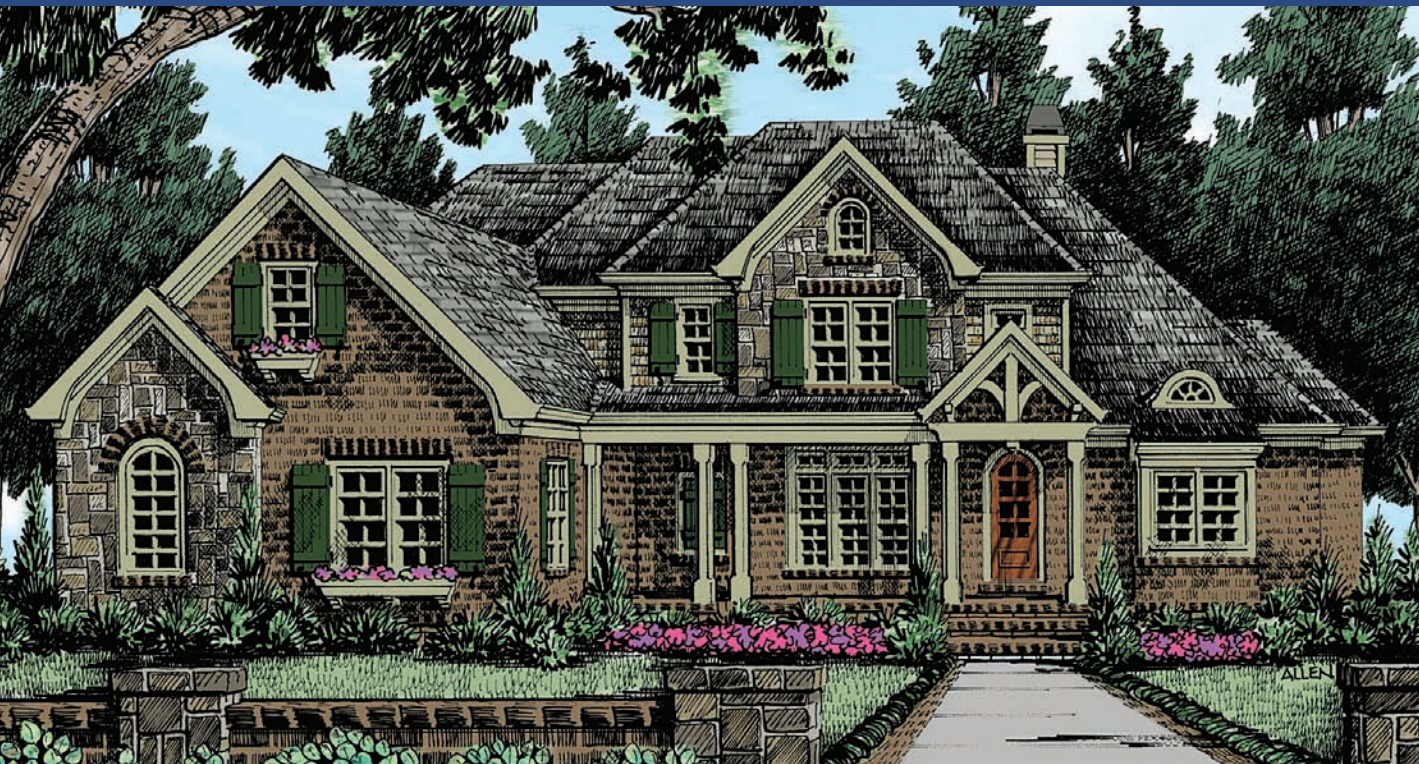
8-SET
\$1,285

REPRO
\$1,535

CAD
\$2,625

PDF
\$1,535

DESIGNS BY FRANK BETZ ASSOCIATES



PLAN# **HWD0700057**

STYLE: COTTAGE

BEDROOMS: 4

BATHROOMS: 3½

SQUARE FOOTAGE: 3,644

BONUS SPACE: 366 SQ. FT.

DIMENSIONS: 73'0"W x 72'6"D

FOUNDATION: CRAWLSPACE,
UNFINISHED WALKOUT BASEMENT

This dandy European manor evokes a sense of familiarity and reverence. The spacious interior benefits from an open layout void of unnecessary walls. The elegant first-floor master suite is highlighted by a decorative ceiling and French door access to the rear deck. Upstairs houses three secondary bedrooms, two full baths, and a flexible bonus room. Abundant outdoor living space adds appeal.



FIRST FLOOR



SECOND FLOOR

5-SET
\$1,075

8-SET
\$1,150

REPRO
\$1,375

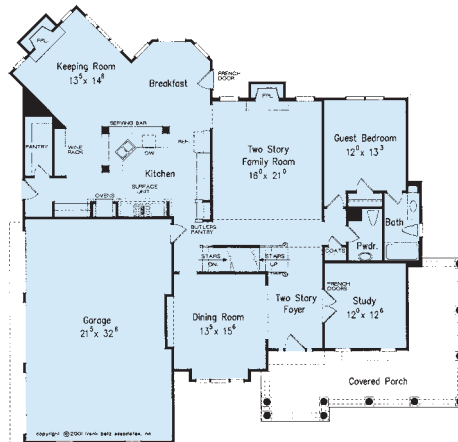
CAD
\$2,380

PDF
\$1,375

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SECOND FLOOR



FIRST FLOOR

PLAN# HWD0700058

STYLE: COUNTRY

BEDROOMS: 5

BATHROOMS: 4½

SQUARE FOOTAGE: 4,045

DIMENSIONS: 66' 4" W x 64' 0" D

FOUNDATION: CRAWLSPACE,

UNFINISHED WALKOUT BASEMENT

The grandeur of this five-bedroom home is brought to you by its traditional yet country flavor. Details such as a built-in wine rack and plant shelves, French doors, and elegant tray ceilings throughout amplify the beauty of this home. The two-story family room features a cozy fireplace and is just steps away from the gourmet kitchen that includes a serving bar, a breakfast area, a large walk-in pantry, and a keeping room. The second floor holds the luxurious master retreat.

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8-SET
\$1,285

REPRO
\$1,535

CAD
\$2,625

PDF
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PLAN# HWD0700059

STYLE: NEW AMERICAN

BEDROOMS: 5

BATHROOMS: 4½

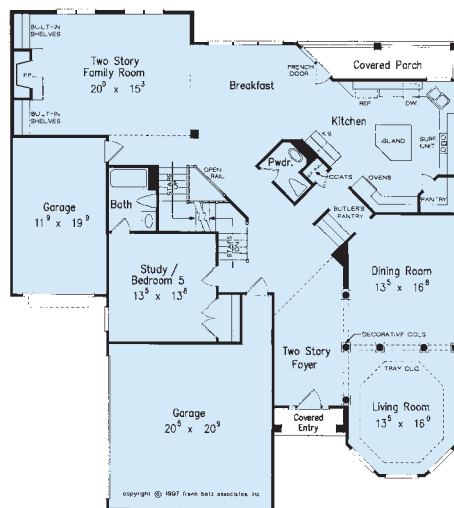
SQUARE FOOTAGE: 4,049

DIMENSIONS: 56'0"W x 63'0"D

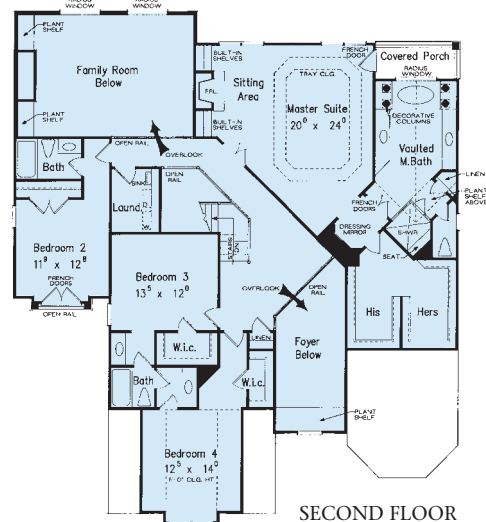
FOUNDATION: CRAWLSPACE,

UNFINISHED WALKOUT BASEMENT

The façade of this lovely design hints at the enchanting amenities found within. To the right of the two-story foyer, a bayed living room is separated from the formal dining room by graceful columns. A butler's pantry leads to the gourmet island kitchen. The breakfast room accesses a rear covered porch and shares a casual area with the two-story family room. Bedroom 5, with a private bath, converts to an optional study. Upstairs, the master suite offers palatial elegance.



FIRST FLOOR



SECOND FLOOR

5-SET
\$1,180

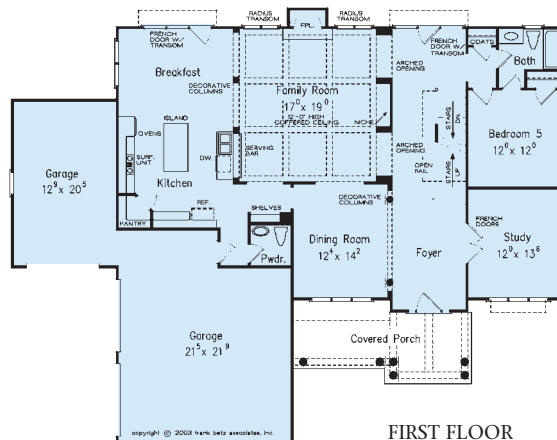
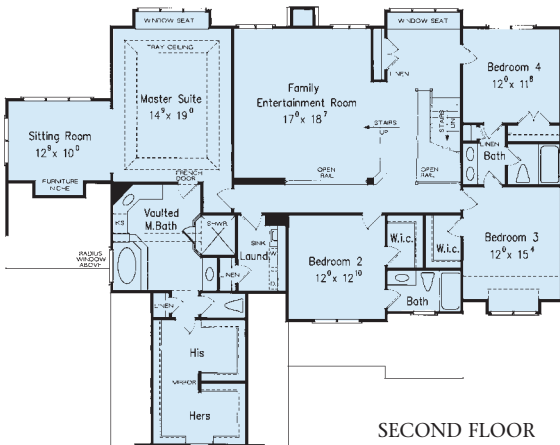
8-SET
\$1,285

REPRO
\$1,535

CAD
\$2,625

PDF
\$1,535

Visit ePlans.com/designer07 to see more detailed images of this plan.



PLAN# HWD0700060

STYLE: COLONIAL REVIVAL

BEDROOMS: 5

BATHROOMS: 4½

SQUARE FOOTAGE: 4,066

DIMENSIONS: 69' 0" W x 54' 4" D

FOUNDATION: CRAWLSPACE,

UNFINISHED WALKOUT BASEMENT

This is a great home for a large, active family. Five bedrooms—four of them upstairs—offer lots of sleeping space. A large entertainment room is designed for games, music, and movies. On the main floor, the spacious family room delights with a fireplace and coffered ceiling. The study offers a quiet retreat, and the nearby bedroom, which adjoins a full bath, works well as a guest room. The casual eating area flows into the kitchen, which is well designed for effortless food preparation.

Want to move a garage? Call us to discuss your changes.

5-SET
\$1,180

8-SET
\$1,285

REPRO
\$1,535

CAD
\$2,625

PDF
\$1,535

DESIGNS BY FRANK BETZ ASSOCIATES



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PLAN# HWD0700061

STYLE: NEOCLASSICAL

BEDROOMS: 4

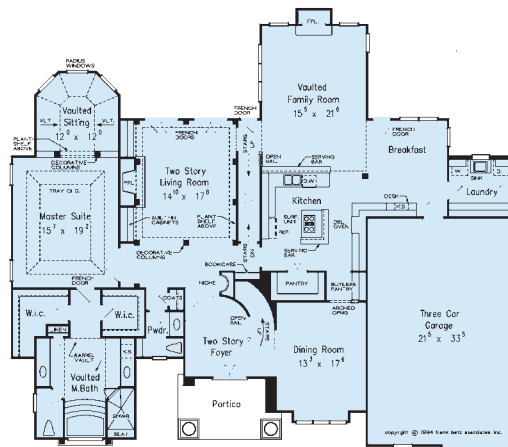
BATHROOMS: 3½

SQUARE FOOTAGE: 4,362

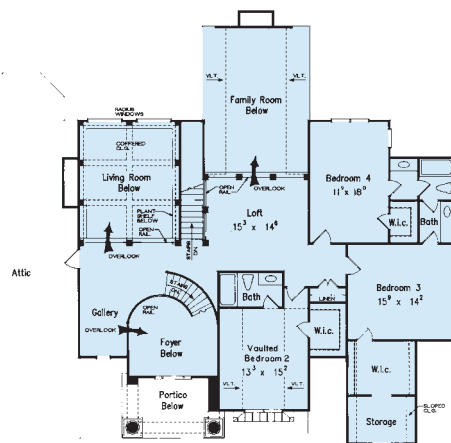
DIMENSIONS: 74' 6" W x 65' 10" D

FOUNDATION: CRAWLSPACE,
UNFINISHED WALKOUT BASEMENT

At the heart of this design is the two-story living room with fireplace and built-in bookshelves. To the right lie the vaulted family room, island kitchen, and breakfast nook. A dining room awaits elegant meals at the front of the plan. The master wing features a bayed sitting area, deluxe vaulted bath, and His and Hers wardrobes. Upstairs, three bedrooms share two full baths, a loft, and a gallery that overlooks the first floor.



FIRST FLOOR



SECOND FLOOR

5-SET
\$1,180

8-SET
\$1,285

REPRO
\$1,535

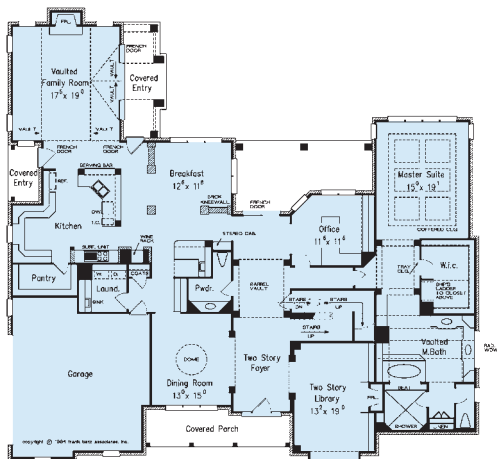
CAD
\$2,625

PDF
\$1,535

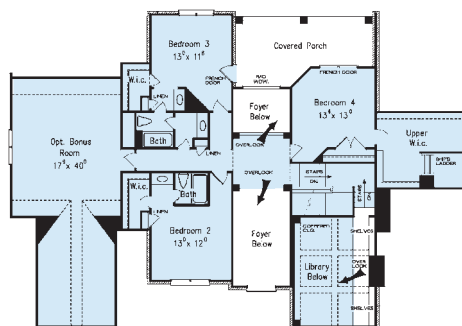
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DESIGNS BY FRANK BETZ ASSOCIATES

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FIRST FLOOR



SECOND FLOOR

PLAN# **HWD0700062**

STYLE: **NEW AMERICAN**

BEDROOMS: **4**

BATHROOMS: **3½**

SQUARE FOOTAGE: **4,458**

BONUS SPACE: **656 SQ. FT.**

DIMENSIONS: **76' 0" W × 73' 10" D**

FOUNDATION: **CRAWLSPACE,**

UNFINISHED WALKOUT BASEMENT

This design features a breathtaking façade with an upper rear balcony, four covered porches, and an inconspicuous side garage. The foyer is flanked by the dining room and the two-story library, which includes a fireplace and built-in bookcases. The elegant master bath provides dual vanities, a bright radius window, and a separate leaded-glass shower. A unique double-decker walk-in closet provides plenty of storage.



REAR EXTERIOR

Our "right-reading reverse" option is a mirror reverse of the plan shown here with all plan text reading left to right.

5-SET
\$1,180

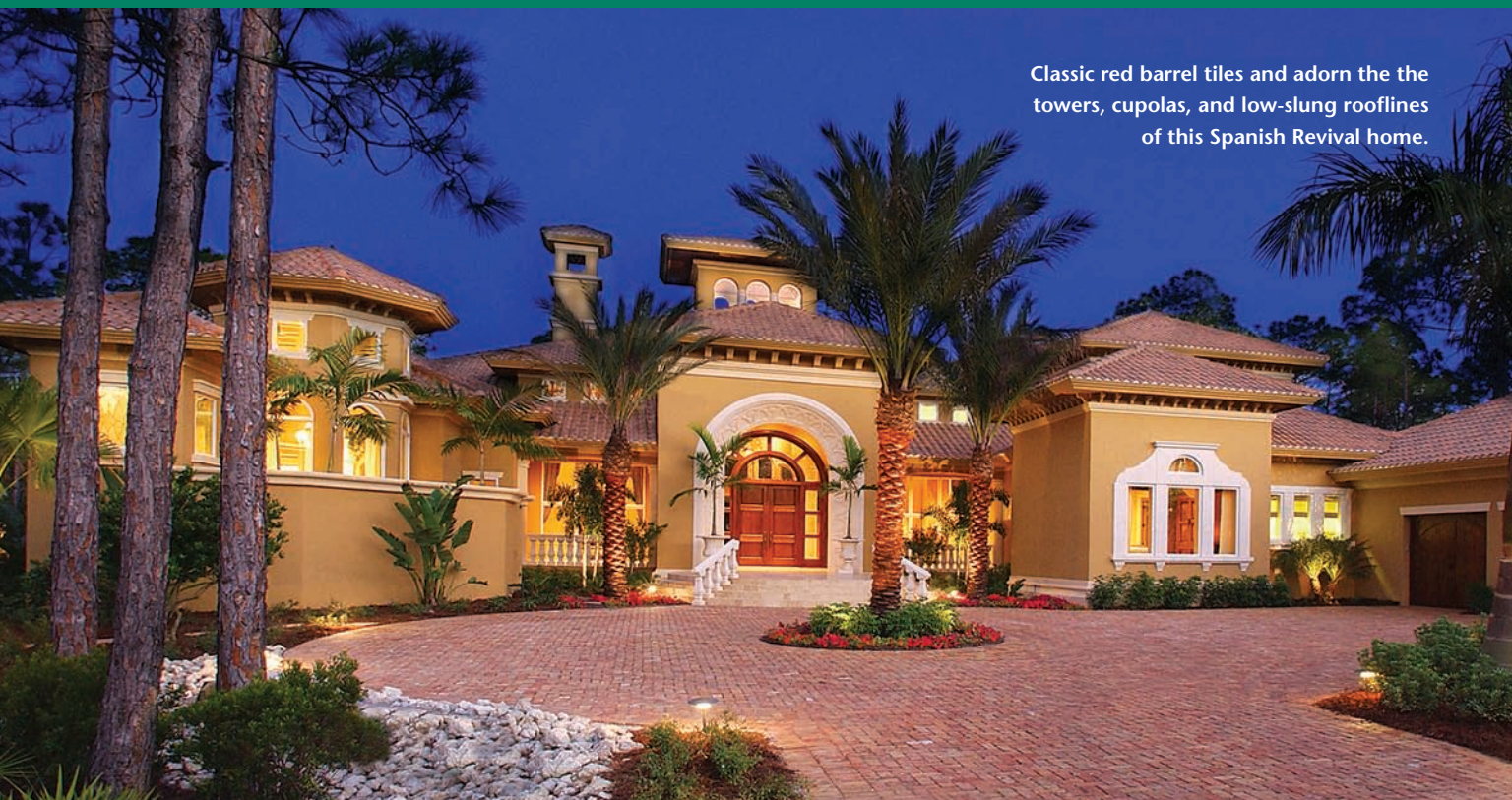
8-SET
\$1,285

REPRO
\$1,535

CAD
\$2,625

PDF
\$1,535

Classic red barrel tiles and adorn the the towers, cupolas, and low-slung rooflines of this Spanish Revival home.



Alamosa

This spectacular estate home is an 8,000-square-foot work of art

Harkening back to Sun Belt homes of the Roaring Twenties and centuries of architectural tradition before that, this Spanish Revival home pays tribute to the Moorish, Byzantine, and Renaissance influences that shaped Spanish and New World architecture. An elaborately-carved door set in an arched entryway sets the tone for visitors. Inside, no detail is overlooked as all spaces indoors and out exude Spanish style. Stately columns support the barrel-vaulted foyer, dining room, and grand salon, which intersect in a central cupola that rises above the low-pitched hip roof, inviting daylight to enter through its arched windows. In keeping with the Spanish Revival tradition, the outdoors is welcomed into nearly every room in the house. The leisure room features zero-corner glass walls, which slide open to join leisure room and lanai in one magnificent indoor-outdoor space. An outdoor kitchen multiplies the possibilities for entertaining. ■





ABOVE: Beyond the arcaded walls of the leisure room, zero-corner glass doors slide open onto the lanai.

LEFT: The view from the entry encompasses the dining room to the right, the central cupola, and the grand salon beyond.



PHOTOS BY MICHAEL LOWMY. THIS HOME, AS SHOWN IN THE PHOTOGRAPHS, MAY DIFFER FROM THE ACTUAL BLUEPRINTS. FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

OPPOSITE PAGE: Nearly every room in this spectacular home opens to the solana, lanai, and swimming pool.

RIGHT: The dining room has enough space for a banquet in this home built for entertaining.

BELOW: A midnight swim is only steps away from the master suite.





PLAN# **HWD0700122**

STYLE: SPANISH REVIVAL

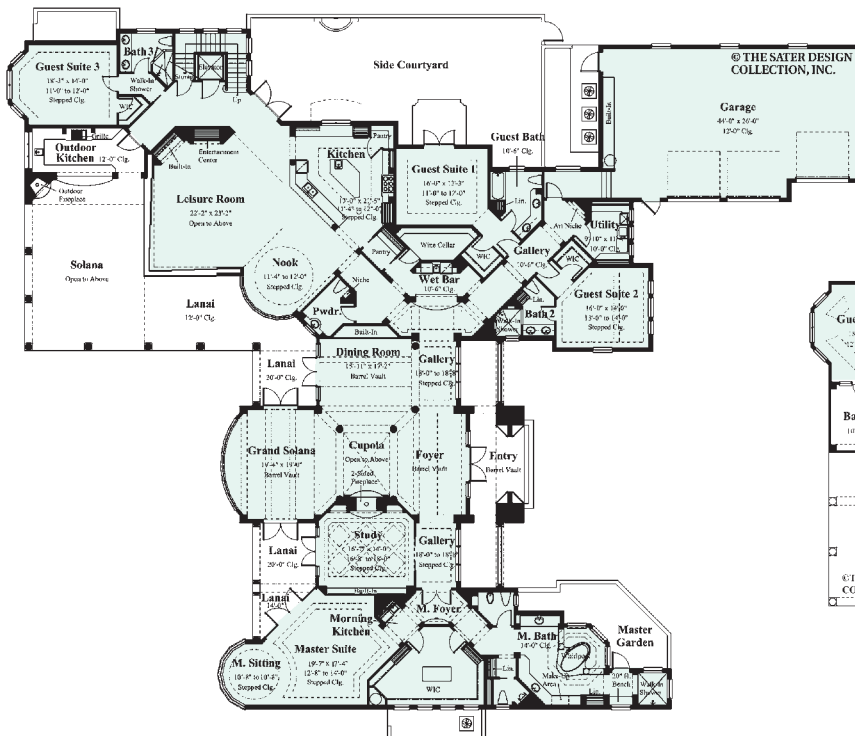
BEDROOMS: 5

BATHROOMS: 5 1/2

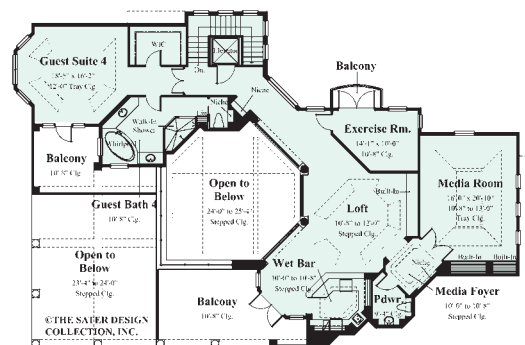
SQUARE FOOTAGE: 8,088

DIMENSIONS: 118'-0"W x 147'-10"D

FOUNDATION: SLAB



FIRST FLOOR



SECOND FLOOR

Visit eplans.com/designer07 to see more detailed images of this plan.

5-SET
N/A

8-SET
N/A

REPRO
\$10,110

CAD
\$16,176

PDF
\$10,110

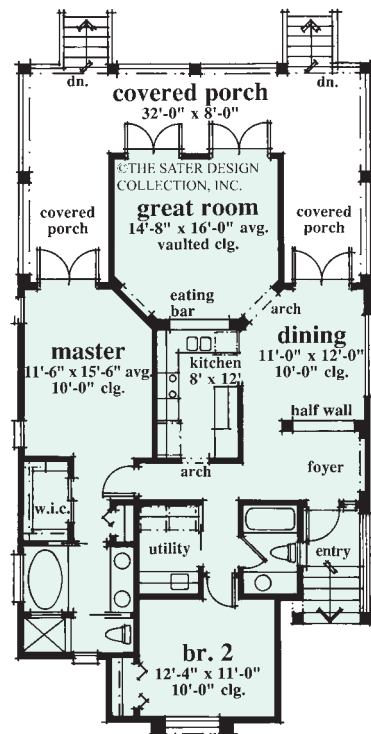
DESIGNS BY DAN SATER



PLAN#	HWD0700064
STYLE:	TIDEWATER
BEDROOMS:	2
BATHROOMS:	2
SQUARE FOOTAGE:	1,288
DIMENSIONS:	32' 4" w x 60' 0" d
FOUNDATION:	CRAWLSPACE



REAR EXTERIOR



5-SET
N/A

8-SET
N/A

REPRO
\$875

CAD
\$1,159

PDF
\$875

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PLAN#	HWD0700065
STYLE:	COTTAGE
BEDROOMS:	3
BATHROOMS:	2
SQUARE FOOTAGE:	1,676
DIMENSIONS:	49' 4" w x 68' 0" d
FOUNDATION:	SLAB



REAR EXTERIOR

5-SET
N/A

8-SET
N/A

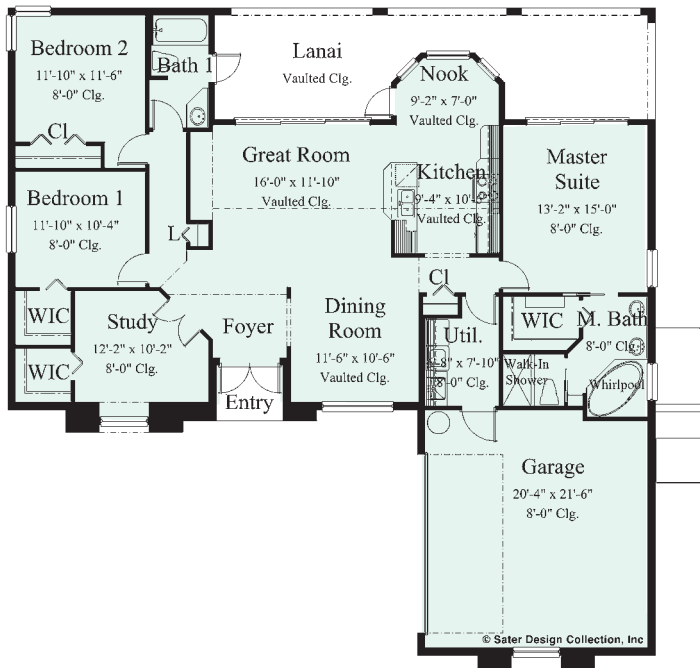
REPRO
\$875

CAD
N/A

PDF
\$875

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PLAN#	HWD0700066
STYLE:	SPANISH REVIVAL
BEDROOMS:	3
BATHROOMS:	2
SQUARE FOOTAGE:	1,746
DIMENSIONS:	58' 0" W x 59' 4" D
FOUNDATION:	SLAB

Visit ePlans.com/designer07 to see more detailed images of this plan.

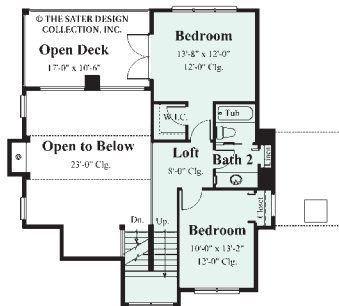
5-SET
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8-SET
N/A

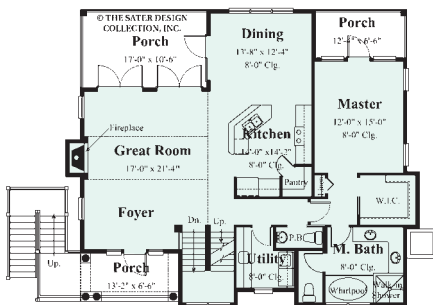
REPRO
\$875

CAD
\$1,571

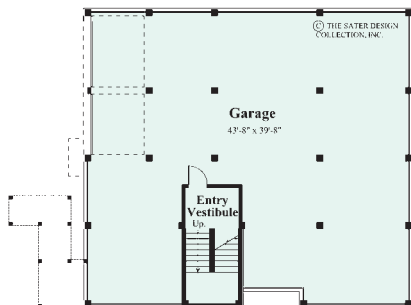
PDF
\$875



SECOND LEVEL



MAIN LEVEL



LOWER LEVEL

PLAN#	HWD0700067
STYLE:	NEW AMERICAN
BEDROOMS:	3
BATHROOMS:	2½
SQUARE FOOTAGE:	1,886
DIMENSIONS:	44' 0" W x 44' 0" D
FOUNDATION:	ISLAND BASEMENT

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5-SET
N/A

8-SET
N/A

REPRO
\$927

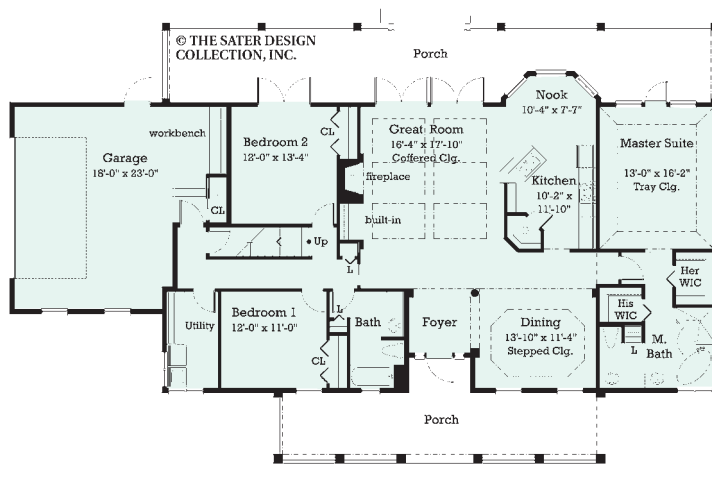
CAD
\$1,668

PDF
\$927

DESIGNS BY DAN SATER



OPTIONAL BONUS SPACE



PLAN# HWD0700068

STYLE: ADAM - FEDERAL

BEDROOMS: 3

BATHROOMS: 2

SQUARE FOOTAGE: 1,989

BONUS SPACE: 291 SQ. FT.

DIMENSIONS: 80' 6" W x 50' 0" D

FOUNDATION: CRAWLSPACE

5-SET
N/A

8-SET
N/A

REPRO
\$995

CAD
N/A

PDF
\$995

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PLAN# HWD0700069

STYLE: COUNTRY

BEDROOMS: 4

BATHROOMS: 2

SQUARE FOOTAGE: 2,006

DIMENSIONS: 48' 0" W x 82' 8" D

FOUNDATION: SLAB



REAR EXTERIOR



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5-SET
N/A

8-SET
N/A

REPRO
\$1,003

CAD
\$1,805

PDF
\$1,003

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PLAN#	HWD0700070
STYLE:	COTTAGE
BEDROOMS:	3
BATHROOMS:	3
SQUARE FOOTAGE:	2,109
DIMENSIONS:	49' 4" W x 69' 0" D
FOUNDATION:	SLAB

Visit ePlans.com/designer07 to see more detailed images of this plan.

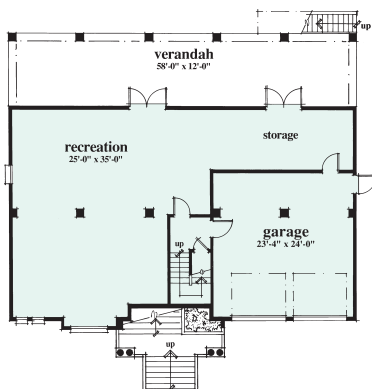
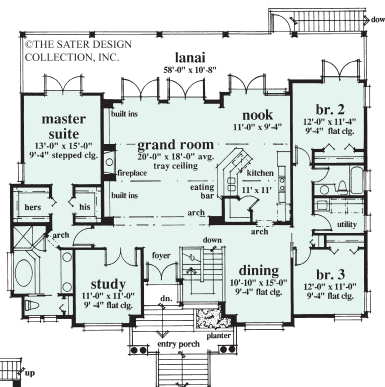
5-SET
N/A

8-SET
N/A

REPRO
\$1,055

CAD
N/A

PDF
\$1,055



PLAN#	HWD0700071
STYLE:	COTTAGE
BEDROOMS:	3
BATHROOMS:	2
SQUARE FOOTAGE:	2,190
DIMENSIONS:	59' 8" W x 54' 0" D
FOUNDATION:	ISLAND BASEMENT

Need more bathrooms? Call us to modify this plan.

5-SET
N/A

8-SET
N/A

REPRO
\$1,095

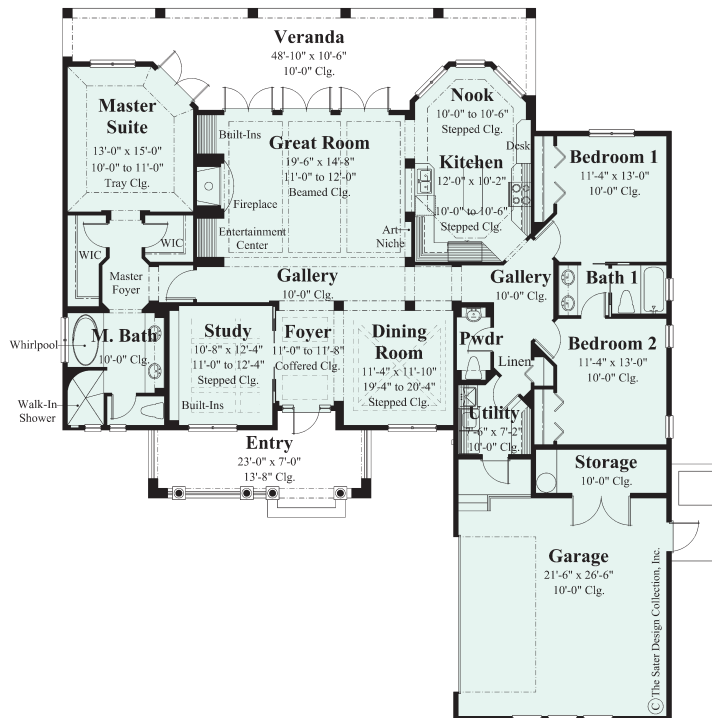
CAD
N/A

PDF
\$1,095

DESIGNS BY DAN SATER



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PLAN#

HWD0700072

STYLE: MEDITERRANEAN

BEDROOMS: 3

BATHROOMS: 2½

SQUARE FOOTAGE: 2,191

DIMENSIONS: 62' 10"W x 73' 6"D

FOUNDATION: SLAB

5-SET
N/A

8-SET
N/A

REPRO
\$1,096

CAD
\$1,972

PDF
\$1,096

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PLAN#

HWD0700073

STYLE: COLONIAL REVIVAL

BEDROOMS: 3

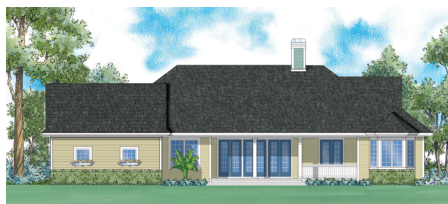
BATHROOMS: 2

SQUARE FOOTAGE: 2,454

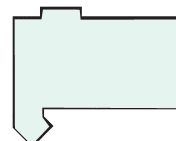
BONUS SPACE: 256 SQ. FT.

DIMENSIONS: 80' 6"W x 66' 0"D

FOUNDATION: CRAWLSPACE



REAR EXTERIOR



OPTIONAL BONUS SPACE

5-SET
N/A

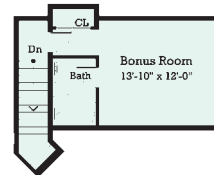
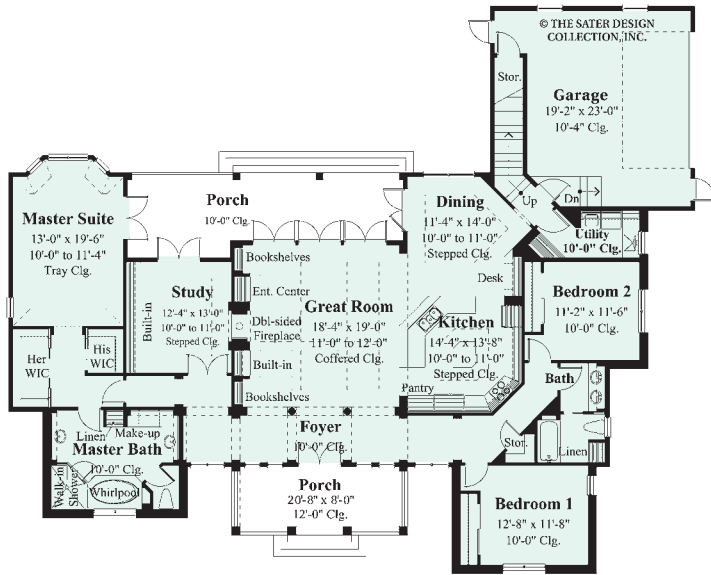
8-SET
N/A

REPRO
\$1,227

CAD
\$2,209

PDF
\$1,227

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OPTIONAL BONUS SPACE

PLAN#	HWD0700074
STYLE:	COUNTRY
BEDROOMS:	3
BATHROOMS:	2
SQUARE FOOTAGE:	2,454
BONUS SPACE:	256 SQ. FT.
DIMENSIONS:	80' 6"W x 66' 6"D
FOUNDATION:	CRAWLSPACE

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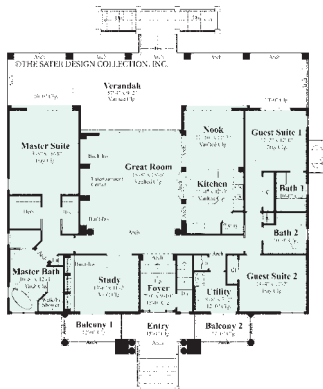
5-SET
N/A

8-SET
N/A

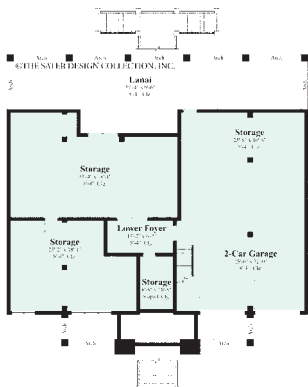
REPRO
\$1,227

CAD
\$2,209

PDF
\$1,227



MAIN LEVEL



LOWER LEVEL



REAR EXTERIOR

PLAN#	HWD0700075
STYLE:	MEDITERRANEAN
BEDROOMS:	3
BATHROOMS:	3
SQUARE FOOTAGE:	2,494
DIMENSIONS:	60' 0"W x 52' 0"D
FOUNDATION:	ISLAND BASEMENT

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5-SET
N/A

8-SET
N/A

REPRO
\$1,175

CAD
\$2,115

PDF
\$1,175

DESIGNS BY DAN SATER



PLAN#

HWD0700076

STYLE: COTTAGE

BEDROOMS: 3

BATHROOMS: 3

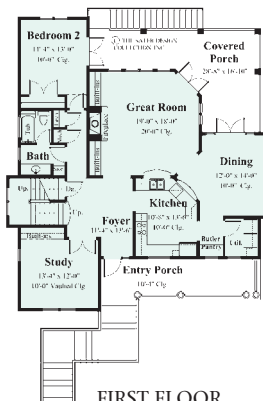
SQUARE FOOTAGE: 2,513

DIMENSIONS: 46'0"W x 51'0"D

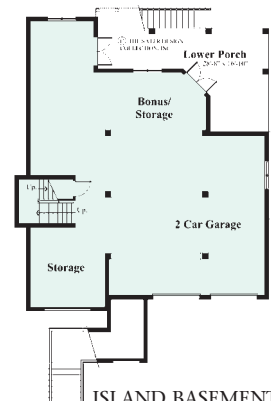
FOUNDATION: ISLAND BASEMENT



SECOND FLOOR



FIRST FLOOR



ISLAND BASEMENT

5-SET
N/A

8-SET
N/A

REPRO
\$1,257

CAD
N/A

PDF
\$1,257

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PLAN#

HWD0700077

STYLE: TIDEWATER

BEDROOMS: 3

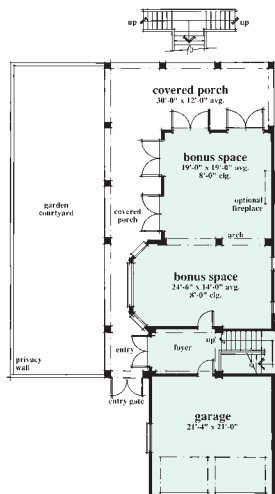
BATHROOMS: 2½

SQUARE FOOTAGE: 2,520

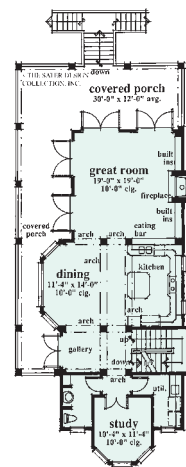
BONUS SPACE: 935 SQ. FT.

DIMENSIONS: 32'6"W x 77'6"D

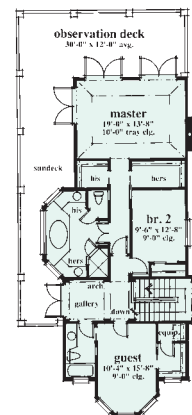
FOUNDATION: ISLAND BASEMENT



ISLAND BASEMENT



FIRST FLOOR



SECOND FLOOR

5-SET
N/A

8-SET
N/A

REPRO
\$1,260

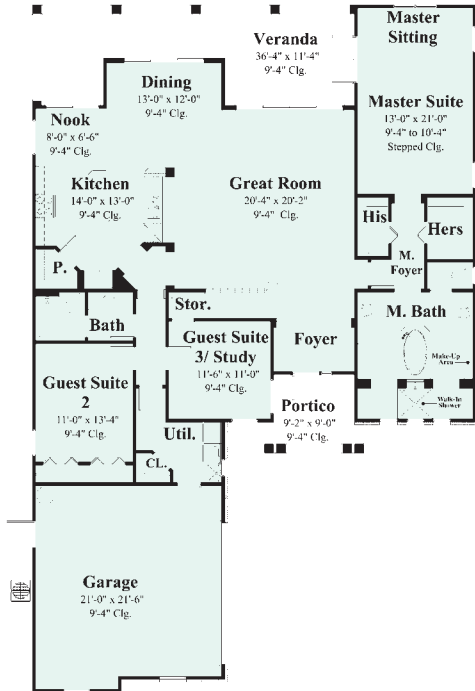
CAD
N/A

PDF
\$1,260

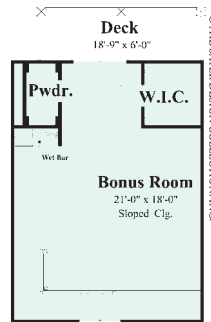
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FIRST FLOOR



SECOND FLOOR

PLAN#	HWD0700078
STYLE:	COTTAGE
BEDROOMS:	3
BATHROOMS:	2½
SQUARE FOOTAGE:	2,531
DIMENSIONS:	50' 0"W x 77' 6"D
FOUNDATION:	SLAB

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5-SET
N/A

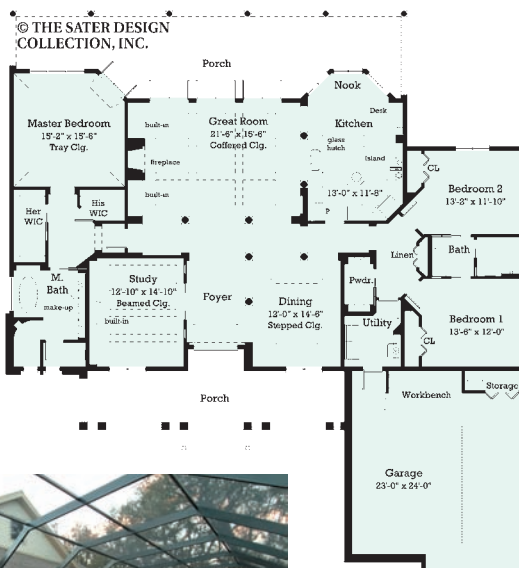
8-SET
N/A

REPRO
\$1,266

CAD
N/A

PDF
\$1,266

PHOTO BY DOUG THOMPSON
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REAR EXTERIOR



PLAN#	HWD0700079
STYLE:	FARMHOUSE
BEDROOMS:	3
BATHROOMS:	2½
SQUARE FOOTAGE:	2,555
DIMENSIONS:	70' 6"W x 76' 6"D
FOUNDATION:	CRAWLSPACE

Typical home construction requires 8 to 12 copies of a home plan.

5-SET
N/A

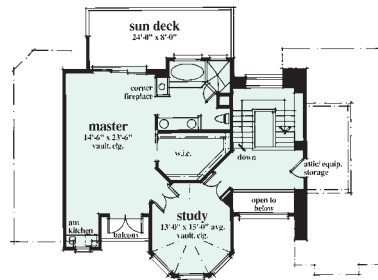
8-SET
N/A

REPRO
\$1,279

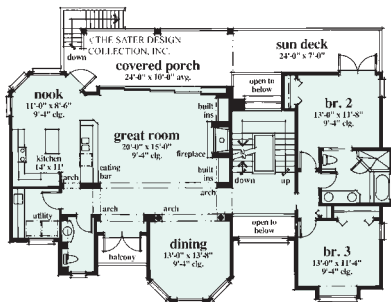
CAD
\$2,300

PDF
\$1,279

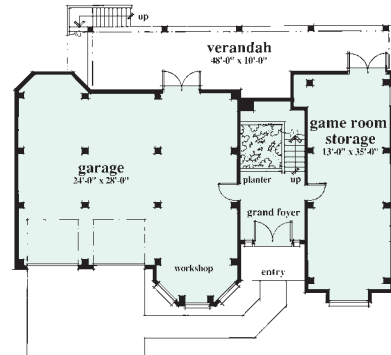
DESIGNS BY DAN SATER



SECOND LEVEL



MAIN LEVEL



LOWER LEVEL

PLAN#	HWD0700080
STYLE:	ITALIANATE
BEDROOMS:	3
BATHROOMS:	2½
SQUARE FOOTAGE:	2,689
DIMENSIONS:	60' 0" w × 44' 6" d
FOUNDATION:	SLAB

5-SET
N/A

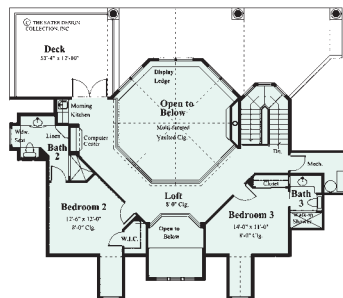
8-SET
N/A

REPRO
\$1,345

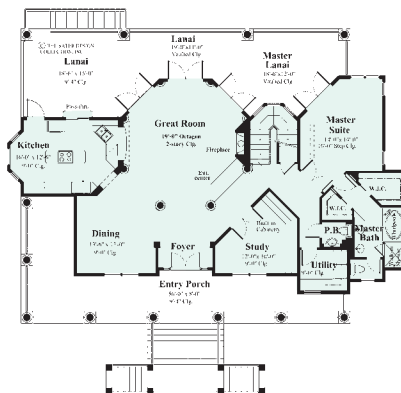
CAD
\$2,420

PDF
\$1,345

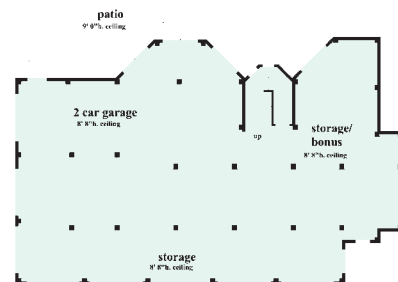
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SECOND FLOOR



FIRST FLOOR



ISLAND BASEMENT

PLAN#	HWD0700081
STYLE:	TIDEWATER
BEDROOMS:	3
BATHROOMS:	3½
SQUARE FOOTAGE:	2,756
DIMENSIONS:	66' 0" w × 50' 0" d
FOUNDATION:	ISLAND BASEMENT

5-SET
N/A

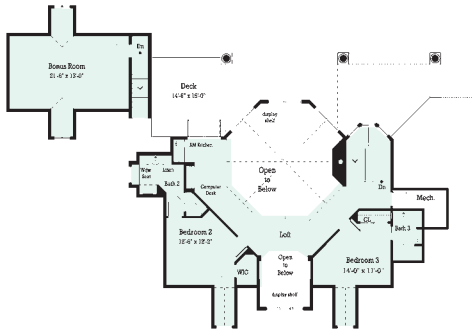
8-SET
N/A

REPRO
\$1,378

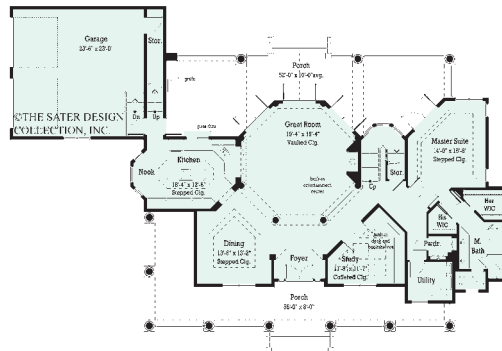
CAD
\$2,480

PDF
\$1,378

Wish you had more closet space? Call us to modify this plan.



SECOND FLOOR



FIRST FLOOR

PLAN# HWD0700082

STYLE: GREEK REVIVAL

BEDROOMS: 3

BATHROOMS: 3½

SQUARE FOOTAGE: 2,775

BONUS SPACE: 382 SQ. FT.

DIMENSIONS: 90' 0" W x 58' 6" D

FOUNDATION: CRAWLSPACE

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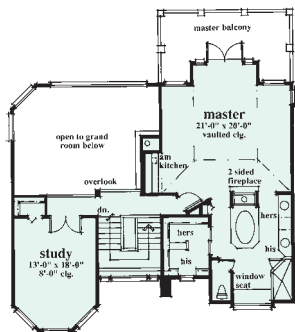
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8-SET
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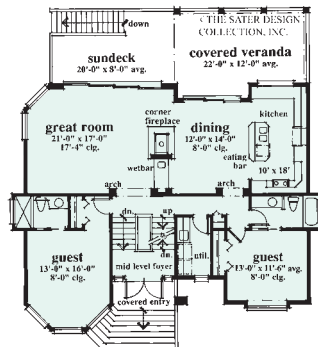
REPRO
\$1,388

CAD
N/A

PDF
\$1,388



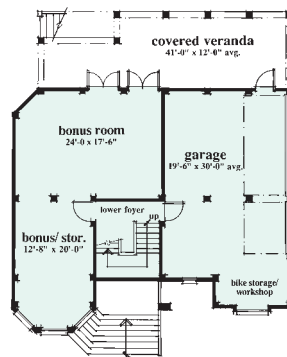
SECOND FLOOR



FIRST FLOOR



REAR EXTERIOR



ISLAND BASEMENT

PLAN# HWD0700083

STYLE: COTTAGE

BEDROOMS: 3

BATHROOMS: 3

SQUARE FOOTAGE: 2,879

BONUS SPACE: 674 SQ. FT.

DIMENSIONS: 45' 0" W x 52' 0" D

FOUNDATION: ISLAND BASEMENT

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5-SET
N/A

8-SET
N/A

REPRO
\$1,440

CAD
N/A

PDF
\$1,440

DESIGNS BY DAN SATER



PLAN#	HWD0700084
STYLE:	COUNTRY
BEDROOMS:	3
BATHROOMS:	3½
SQUARE FOOTAGE:	2,888
DIMENSIONS:	72' 0" w × 80' 0" d
FOUNDATION:	CRAWLSPACE

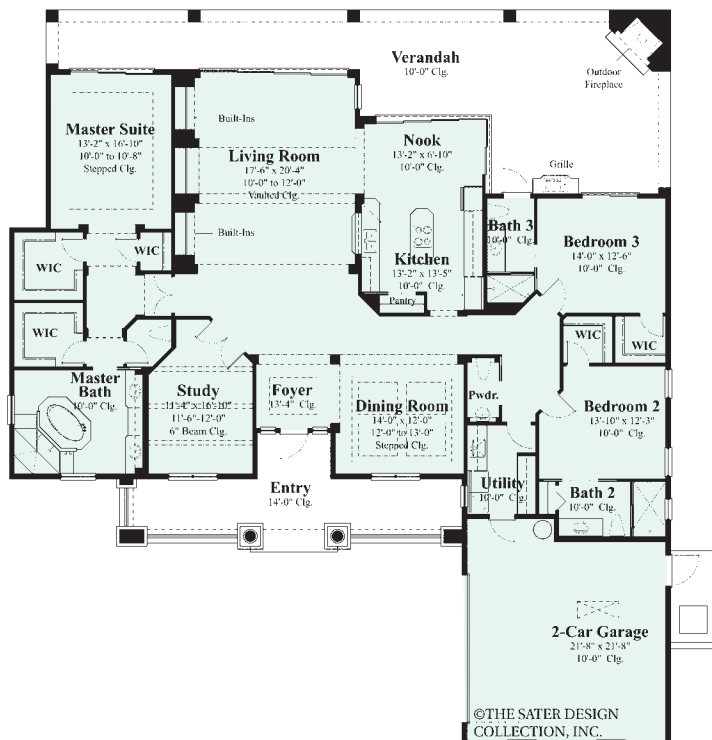
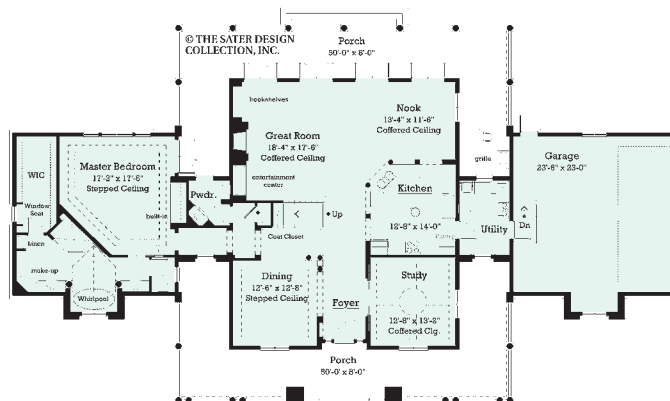


PHOTO BY CJ WALKER
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FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

5-SET N/A	8-SET N/A	REPRO \$1,444	CAD \$2,599	PDF \$1,444	Visit ePlans.com/designer07 to see more detailed images of this plan.
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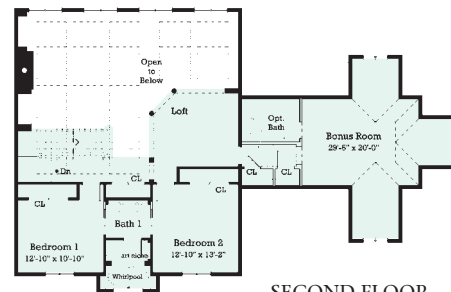
PLAN#	HWD0700085
STYLE:	FARMHOUSE
BEDROOMS:	3
BATHROOMS:	2½
SQUARE FOOTAGE:	2,889
BONUS SPACE:	534 SQ. FT.
DIMENSIONS:	99' 0" w × 56' 0" d
FOUNDATION:	CRAWLSPACE



FIRST FLOOR



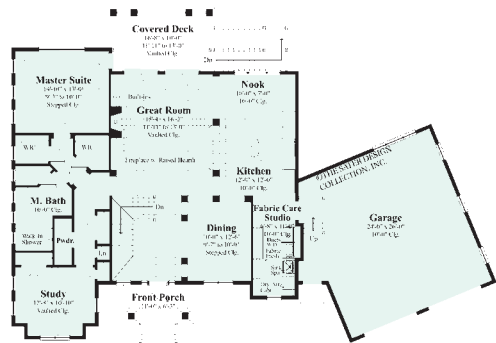
REAR EXTERIOR



SECOND FLOOR

5-SET N/A	8-SET N/A	REPRO \$1,445	CAD \$2,600	PDF \$1,445	Don't let others try to influence the design process. It's your dream. Accept nothing less than exactly what you want.
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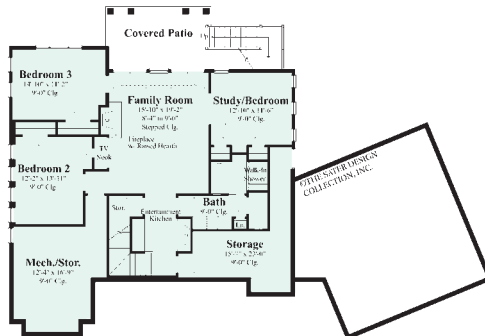
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MAIN LEVEL



REAR EXTERIOR



LOWER LEVEL

PLAN# HWD0700086

STYLE: CRAFTSMAN

BEDROOMS: 3

BATHROOMS: 2½

SQUARE FOOTAGE: 2,904

DIMENSIONS: 76' 8" W × 52' 11" D

FOUNDATION: FINISHED BASEMENT

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5-SET
N/A

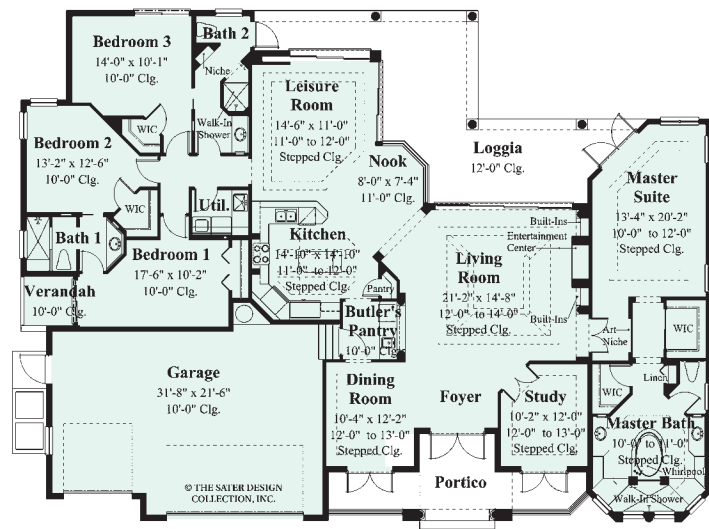
8-SET
N/A

REPRO
\$1,452

CAD
\$2,614

PDF
\$1,452

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PLAN# HWD0700087

STYLE: ITALIANATE

BEDROOMS: 4

BATHROOMS: 3

SQUARE FOOTAGE: 2,908

DIMENSIONS: 80' 10" W × 59' 10" D

FOUNDATION: SLAB

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5-SET
N/A

8-SET
N/A

REPRO
\$1,454

CAD
\$2,617

PDF
\$1,454

DESIGNS BY DAN SATER



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PLAN#

HWD0700088

STYLE: QUEEN ANNE

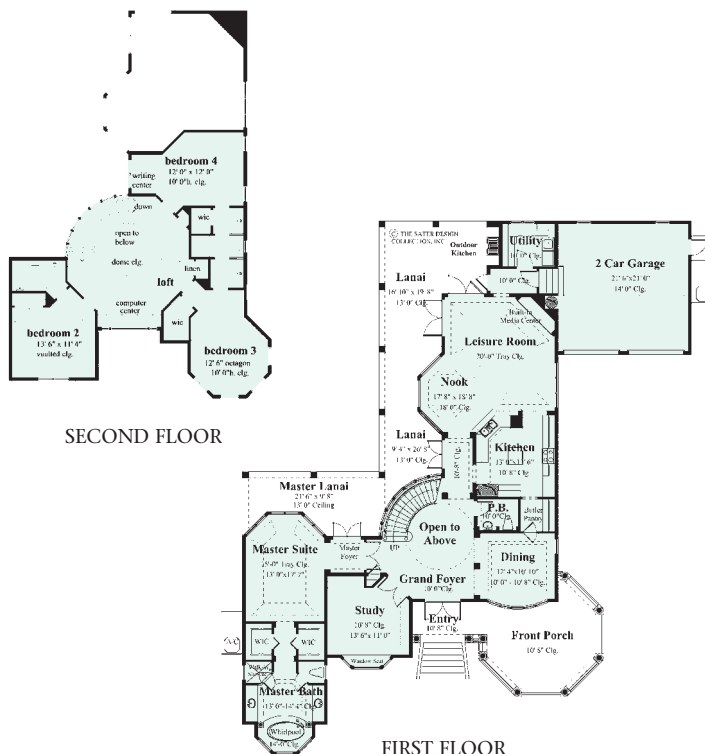
BEDROOMS: 4

BATHROOMS: 3½

SQUARE FOOTAGE: 3,096

DIMENSIONS: 74'0"W x 88'0"D

FOUNDATION: CRAWLSPACE



5-SET
N/A

8-SET
N/A

REPRO
\$1,548

CAD
N/A

PDF
\$1,548

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PLAN#

HWD0700089

STYLE: MEDITERRANEAN

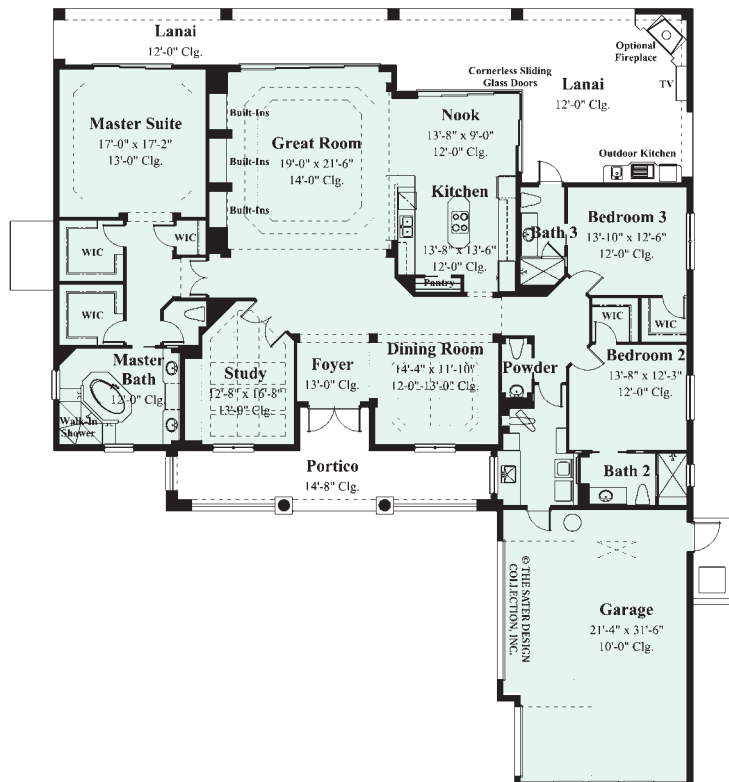
BEDROOMS: 3

BATHROOMS: 3½

SQUARE FOOTAGE: 3,104

DIMENSIONS: 74'0"W x 90'2"D

FOUNDATION: SLAB



5-SET
N/A

8-SET
N/A

REPRO
\$1,552

CAD
\$2,794

PDF
\$1,552

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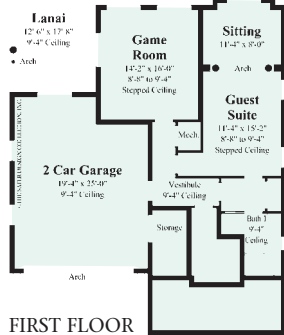
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THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



PLAN#	HWD0700090
STYLE:	MEDITERRANEAN
BEDROOMS:	4
BATHROOMS:	4½
SQUARE FOOTAGE:	3,138
DIMENSIONS:	44'0"W x 53'0"D
FOUNDATION:	SLAB

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5-SET
N/A

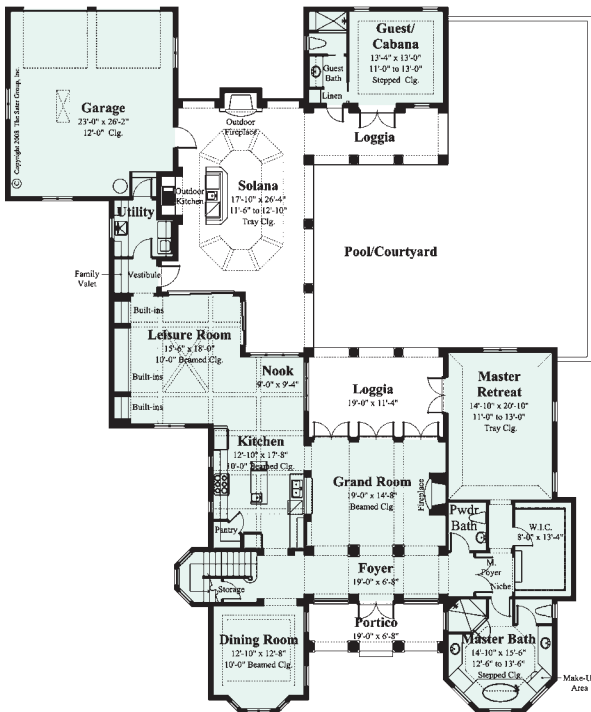
8-SET
N/A

REPRO
\$1,569

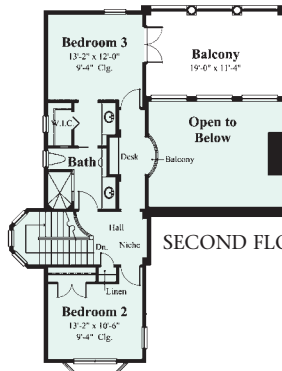
CAD
\$2,824

PDF
\$1,569

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FIRST FLOOR



SECOND FLOOR



PLAN#	HWD0700091
STYLE:	ITALIANATE
BEDROOMS:	4
BATHROOMS:	3½
SQUARE FOOTAGE:	3,142
DIMENSIONS:	80'0"W x 100'0"D
FOUNDATION:	SLAB

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5-SET
N/A

8-SET
N/A

REPRO
\$1,571

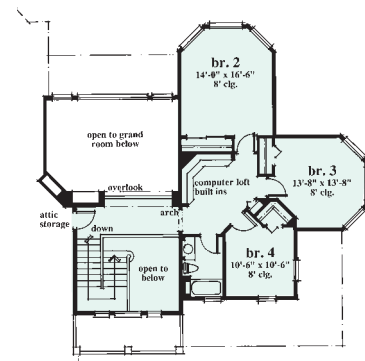
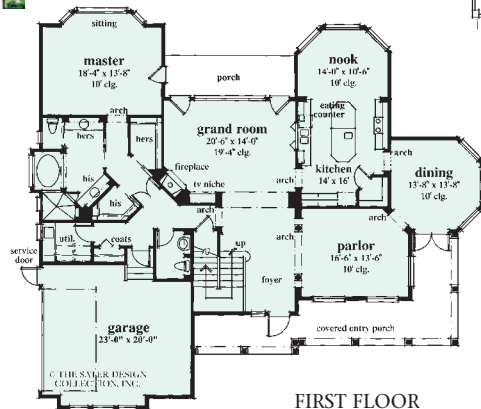
CAD
\$2,828

PDF
\$1,571

DESIGNS BY DAN SATER



PLAN#	HWD0700092
STYLE:	FARMHOUSE
BEDROOMS:	4
BATHROOMS:	2½
SQUARE FOOTAGE:	3,190
DIMENSIONS:	69' 8" w × 61' 10" d
FOUNDATION:	SLAB, UNFINISHED BASEMENT



SECOND FLOOR

FIRST FLOOR

5-SET
N/A

8-SET
N/A

REPRO
\$1,595

CAD
N/A

PDF
\$1,595

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PLAN#	HWD0700093
STYLE:	MEDITERRANEAN
BEDROOMS:	4
BATHROOMS:	3½
SQUARE FOOTAGE:	3,271
DIMENSIONS:	74' 8" w × 118' 0" d
FOUNDATION:	SLAB



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5-SET
N/A

8-SET
N/A

REPRO
\$1,636

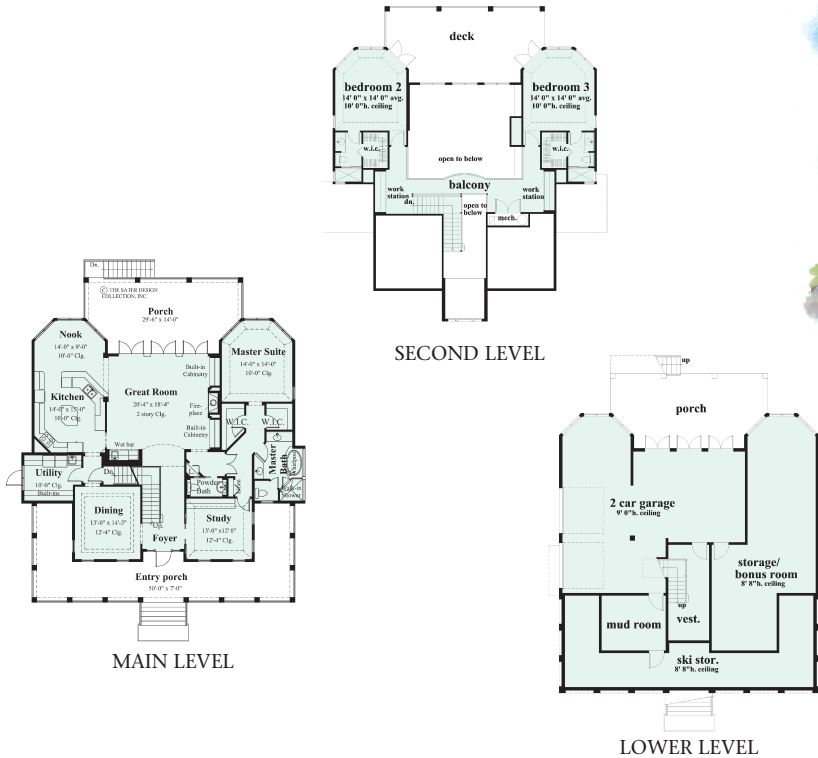
CAD
\$2,944

PDF
\$1,636

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PLAN#	HWD0700094
STYLE:	CRAFTSMAN
BEDROOMS:	3
BATHROOMS:	3½
SQUARE FOOTAGE:	3,285
DIMENSIONS:	52' 0"W x 65' 4"D
FOUNDATION:	UNFINISHED WALKOUT BASEMENT

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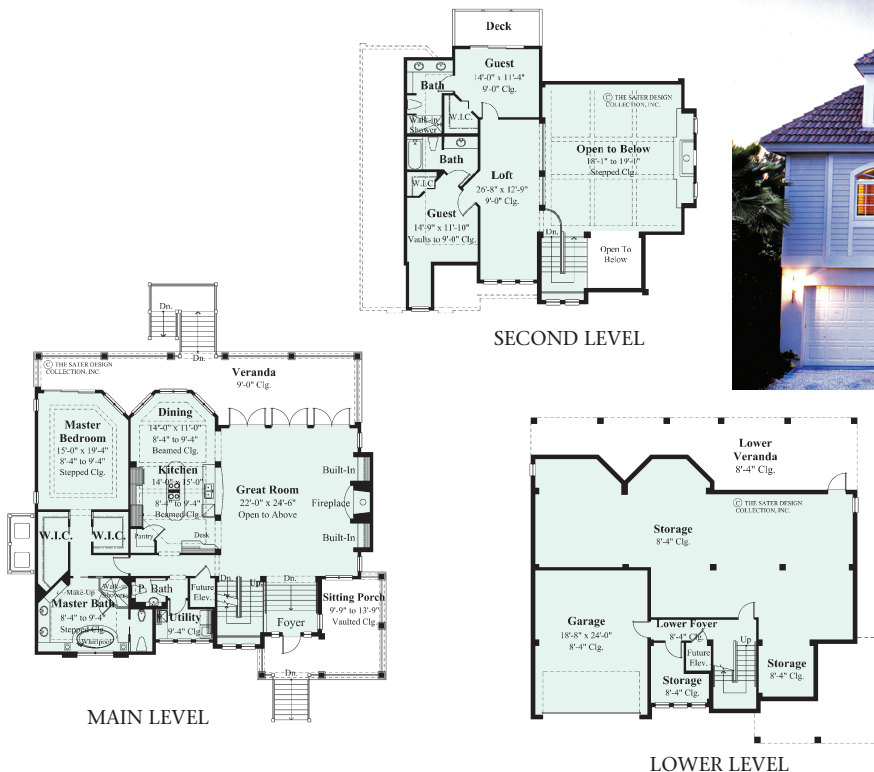
5-SET
N/A

8-SET
N/A

REPRO
\$1,643

CAD
N/A

PDF
\$1,643



PLAN#	HWD0700095
STYLE:	COTTAGE
BEDROOMS:	3
BATHROOMS:	3½
SQUARE FOOTAGE:	3,328
DIMENSIONS:	58' 0"W x 54' 0"D
FOUNDATION:	ISLAND BASEMENT

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5-SET
N/A

8-SET
N/A

REPRO
\$1,664

CAD
\$2,995

PDF
\$1,664

DESIGNS BY DAN SATER



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PLAN#

HWD0700096

STYLE: COUNTRY

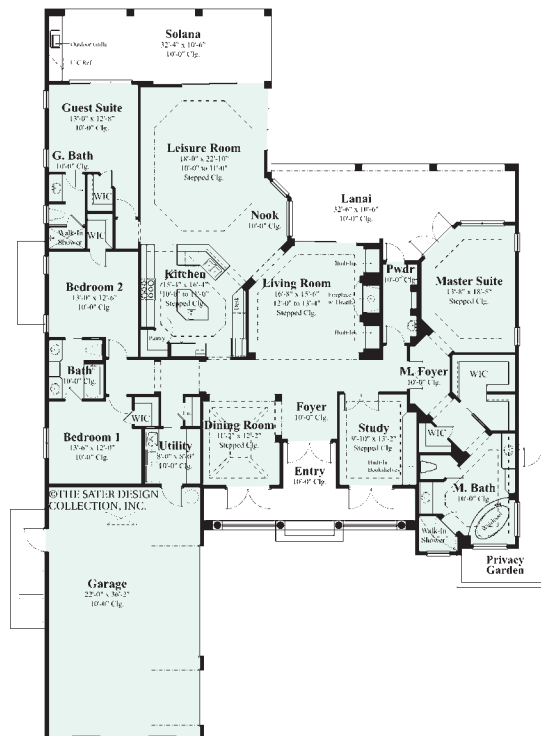
BEDROOMS: 4

BATHROOMS: 3½

SQUARE FOOTAGE: 3,331

DIMENSIONS: 68' 8"W x 106' 0"D

FOUNDATION: CRAWLSPACE



5-SET
N/A

8-SET
N/A

REPRO
\$1,666

CAD
\$2,998

PDF
\$1,666

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PLAN#

HWD0700097

STYLE: COTTAGE

BEDROOMS: 4

BATHROOMS: 4½

SQUARE FOOTAGE: 3,348

BONUS SPACE: 434 SQ. FT.

DIMENSIONS: 56' 0"W x 80' 0"D

FOUNDATION: ISLAND BASEMENT



5-SET
N/A

8-SET
N/A

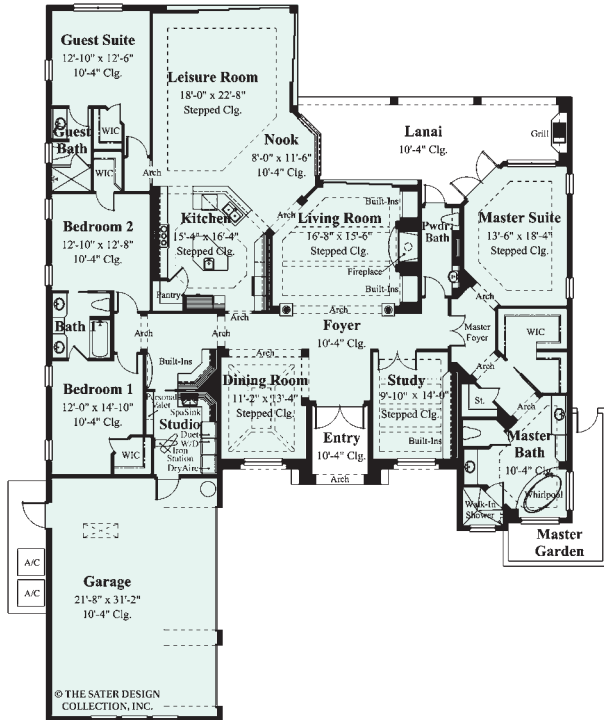
REPRO
\$1,674

CAD
\$3,013

PDF
\$1,674

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PLAN #	HWD0700098
STYLE:	MEDITERRANEAN
BEDROOMS:	4
BATHROOMS:	3½
SQUARE FOOTAGE:	3,433
DIMENSIONS:	68' 8" W x 93' 8" D
FOUNDATION:	SLAB

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5-SET
N/A

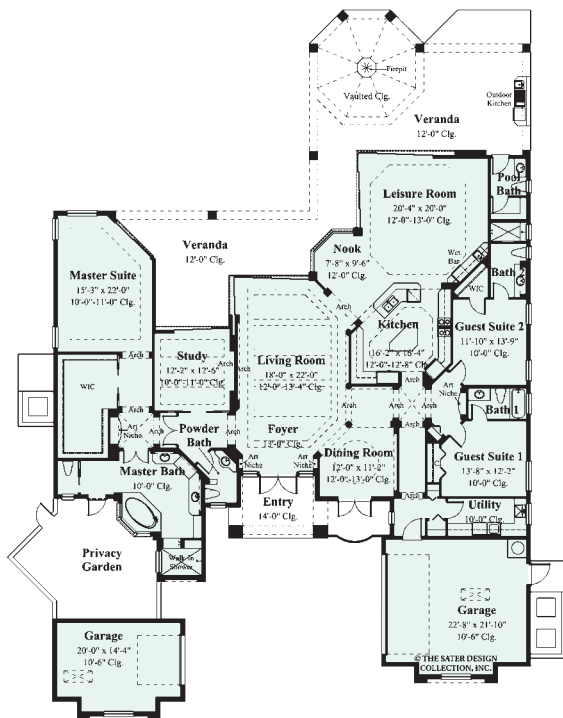
8-SET
N/A

REPRO
\$1,717

CAD
N/A

PDF
\$1,717

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PLAN #	HWD0700099
STYLE:	MEDITERRANEAN
BEDROOMS:	3
BATHROOMS:	3½ + ½
SQUARE FOOTAGE:	3,674
DIMENSIONS:	77' 0" W x 114' 5" D
FOUNDATION:	SLAB

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5-SET
N/A

8-SET
N/A

REPRO
\$1,837

CAD
\$3,307

PDF
\$1,837

DESIGNS BY DAN SATER



PLAN#	HWD0700100
STYLE:	MISSION
BEDROOMS:	4
BATHROOMS:	4½
SQUARE FOOTAGE:	3,790
DIMENSIONS:	75'0"W × 115'0"D
FOUNDATION:	SLAB

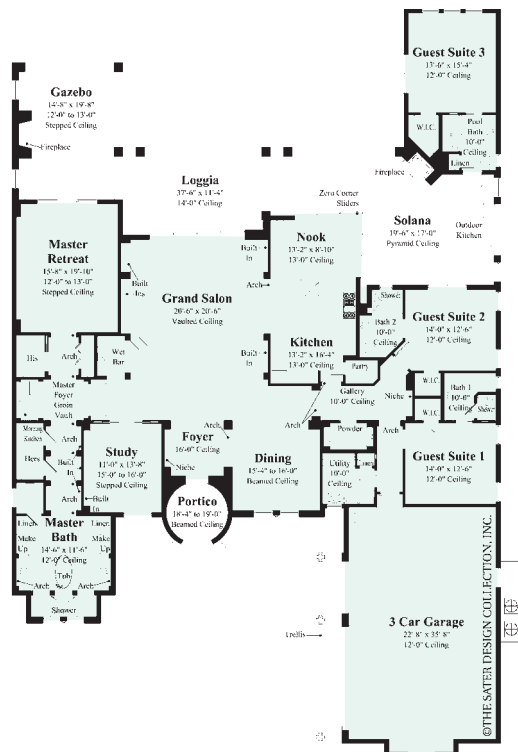


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5-SET N/A	8-SET N/A	REPRO \$2,447	CAD \$4,330	PDF \$2,447
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PLAN#	HWD0700101
STYLE:	COTTAGE
BEDROOMS:	5
BATHROOMS:	4½
SQUARE FOOTAGE:	3,814
DIMENSIONS:	56'0"W × 80'0"D
FOUNDATION:	CRAWLSPACE



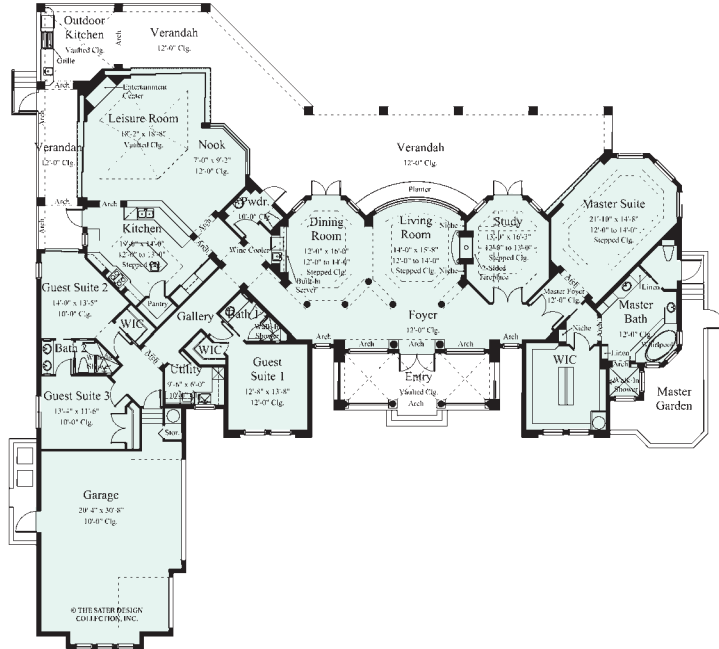
REAR EXTERIOR

PHOTO BY C.J. WALKER
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5-SET N/A	8-SET N/A	REPRO \$2,479	CAD \$4,386	PDF \$2,479
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PLAN #	HWD0700102
STYLE:	MEDITERRANEAN
BEDROOMS:	4
BATHROOMS:	3½
SQUARE FOOTAGE:	3,817
DIMENSIONS:	102' 4"W × 102' 4"D
FOUNDATION:	SLAB

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5-SET
N/A

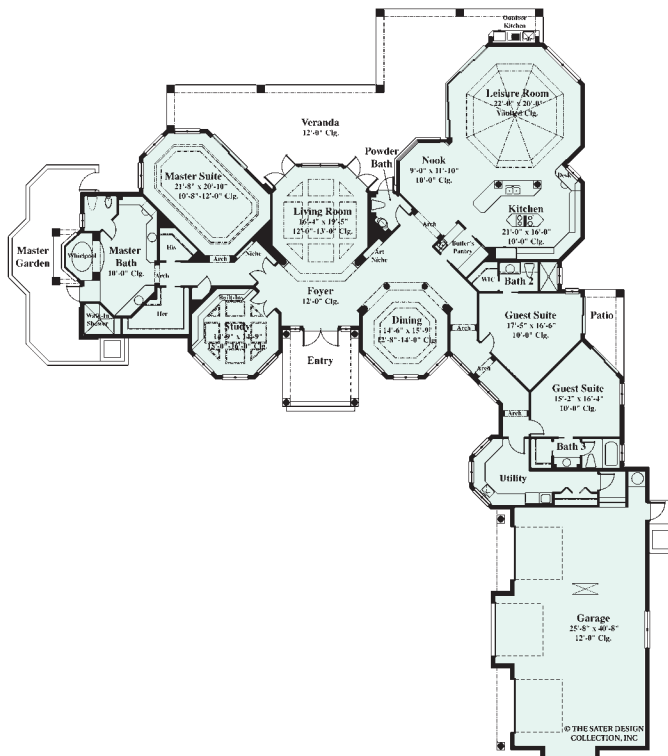
8-SET
N/A

REPRO
\$2,481

CAD
N/A

PDF
\$2,481

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PLAN #	HWD0700103
STYLE:	MEDITERRANEAN
BEDROOMS:	3
BATHROOMS:	3½
SQUARE FOOTAGE:	3,891
DIMENSIONS:	129' 0"W × 102' 0"D
FOUNDATION:	SLAB

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5-SET
N/A

8-SET
N/A

REPRO
\$1,844

CAD
\$3,319

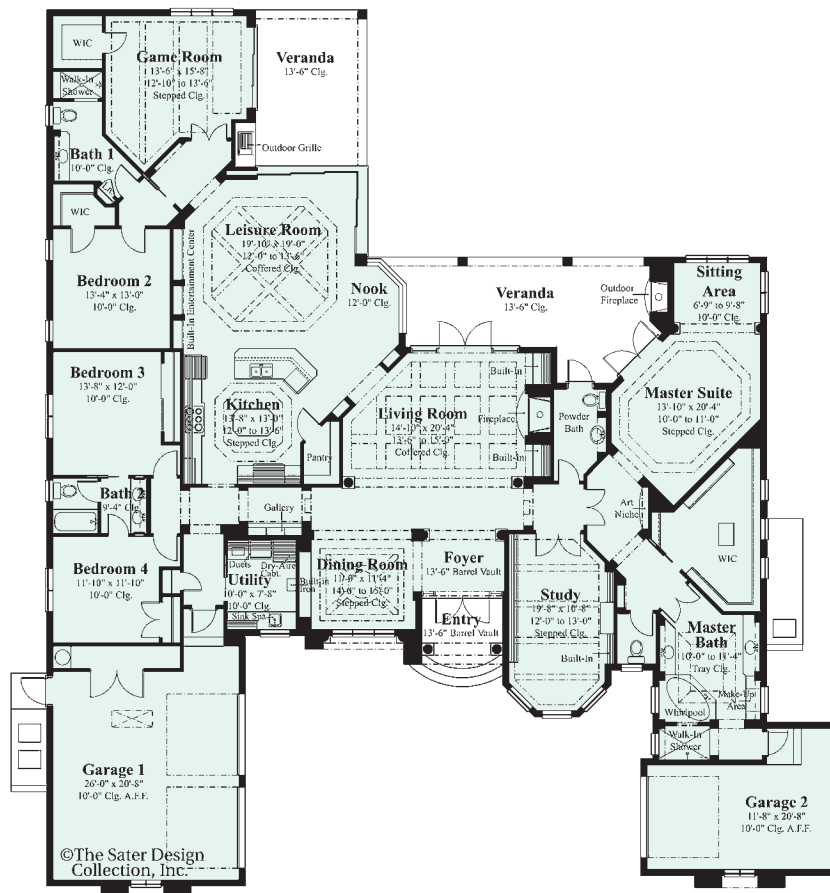
PDF
\$1,844



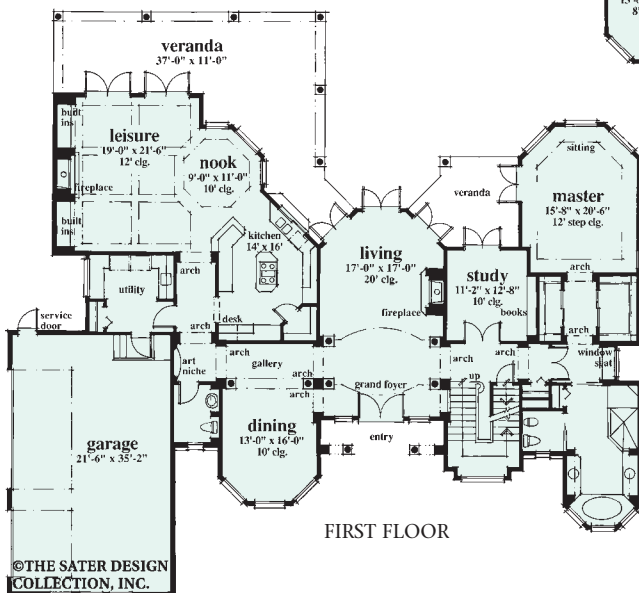
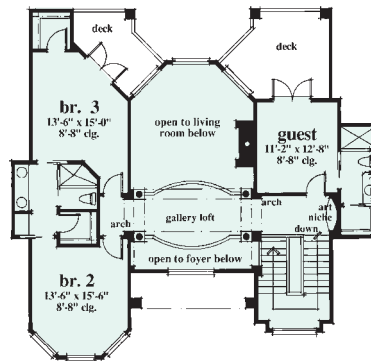
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PLAN#	HWD0700104
STYLE:	MEDITERRANEAN
BEDROOMS:	4
BATHROOMS:	3½
SQUARE FOOTAGE:	4,049
DIMENSIONS:	88'0"W x 98'8"D
FOUNDATION:	SLAB

This home has a lot to offer in style and comfort. From the foyer, view the veranda through a grand living room. The kitchen serves the nook and leisure room, where glass walls fully open to the veranda. The game room provides further entertainment. Across the plan, the master suite has a walk-in closet, veranda access, an opulent bath, and access to the single-bay garage. Outside, a fireplace and grill are on either end of the veranda.



5-SET N/A	8-SET N/A	REPRO \$2,632	CAD \$4,656	PDF \$2,632	Visit ePlans.com/designer07 to see more detailed images of this plan.
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PLAN #	HWD0700105
STYLE:	NEW AMERICAN
BEDROOMS:	4
BATHROOMS:	3½
SQUARE FOOTAGE:	4,140
DIMENSIONS:	87' 4" w × 80' 4" d
FOUNDATION:	UNFINISHED BASEMENT

The inside of this design is just as majestic as the outside. The grand foyer opens to a two-story living room with a fireplace and magnificent views. Dining in the bayed formal dining room will be a memorable experience. A well-designed kitchen is near a sunny nook and a leisure room with a fireplace and outdoor access. The master wing includes a separate study and an elegant private bath. The second level features a guest suite with its own bath and deck, two family bedrooms (Bedroom 3 also has its own deck), and a gallery loft with views to the living room below.

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5-SET
N/A

8-SET
N/A

REPRO
\$2,691

CAD
N/A

PDF
\$2,691



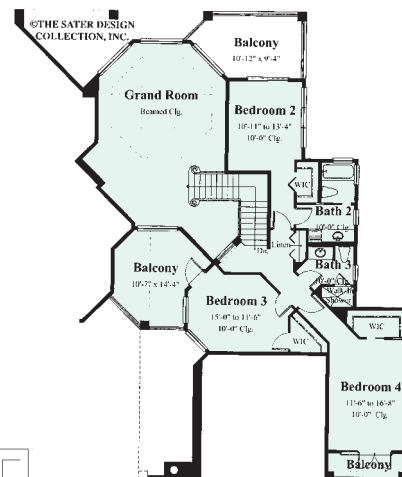
PHOTO BY JERRY WILLIS
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PLAN#	HWD0700106
STYLE:	ITALIANATE
BEDROOMS:	5
BATHROOMS:	4½
SQUARE FOOTAGE:	4,151
BONUS SPACE:	330 SQ. FT.
DIMENSIONS:	80'0"W x 96'0"D
FOUNDATION:	SLAB

The location of the guest suite at the front of the plan and the courtyard in the center speak of Mediterranean influences. Featuring a full bath, walk-in closet, and easy pool access, the guest suite will appropriately pamper overnight visitors. At the right of the plan are the leisure room, nook, dining room, and great room. The master suite and bath offer private access to the rear loggia. Upstairs, three more bedrooms share two baths and have separate balconies.

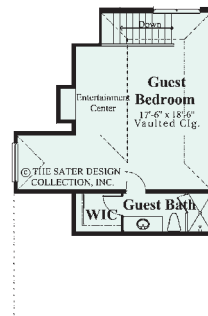


FIRST FLOOR



SECOND FLOOR

5-SET N/A	8-SET N/A	REPRO \$2,698	CAD \$4,774	PDF \$2,698	Visit ePlans.com/designer07 to see more detailed images of this plan.
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PLAN#	HWD0700107
STYLE:	ITALIANATE
BEDROOMS:	4
BATHROOMS:	4½
SQUARE FOOTAGE:	4,398
DIMENSIONS:	105'9"W x 100'9"D
FOUNDATION:	SLAB

The Mediterranean mystique is undeniable, and this home is a fine example. The stucco exterior is accentuated by a red tile roof lending a timeless feel. The open floor plan and expansive outdoor living space is ideal for entertaining. The large rear veranda features an outdoor kitchen, perfect for alfresco meals. For more intimate occasions, relax in the private garden outside of the master bath.

There's no question too big or too small. Call us. We would be delighted to help.

5-SET
N/A

8-SET
N/A

REPRO
\$2,920

CAD
\$5,167

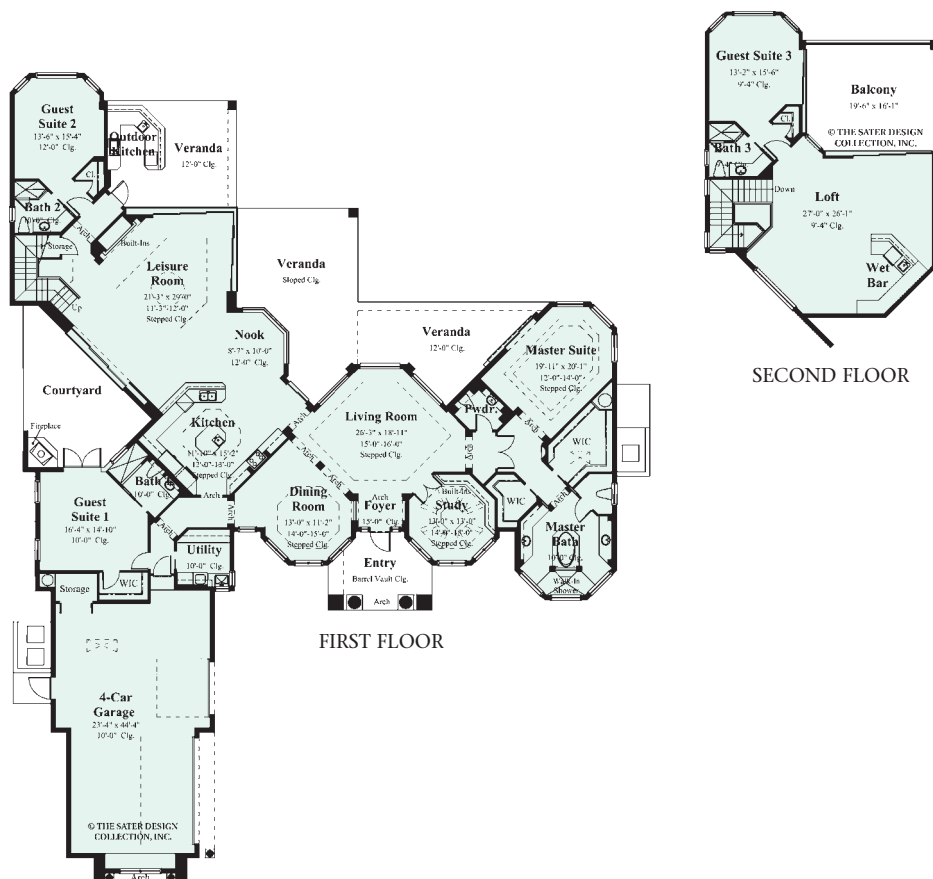
PDF
\$2,920



PHOTO BY CJ WALKER
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FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

PLAN#	HWD0700108
STYLE:	MEDITERRANEAN
BEDROOMS:	4
BATHROOMS:	4½
SQUARE FOOTAGE:	4,528
DIMENSIONS:	91' 6"W x 122' 4"D
FOUNDATION:	SLAB

This Mediterranean home approaches the street with a bold columned entry, arched windows, and tile roofs. Once inside, visitors are treated to dramatic interior views. An ambitious kitchen provides all the tools a chef desires, as well as casual dine-in spaces. The nearby nook and leisure room feature sliding walls of glass that retract to unite with the veranda. Similarly, a side courtyard is accessible from multiple rooms, and includes an outdoor fireplace. Note also the outdoor kitchen located near Guest Suite 2. The master suite enjoys full privacy at the right of the plan.

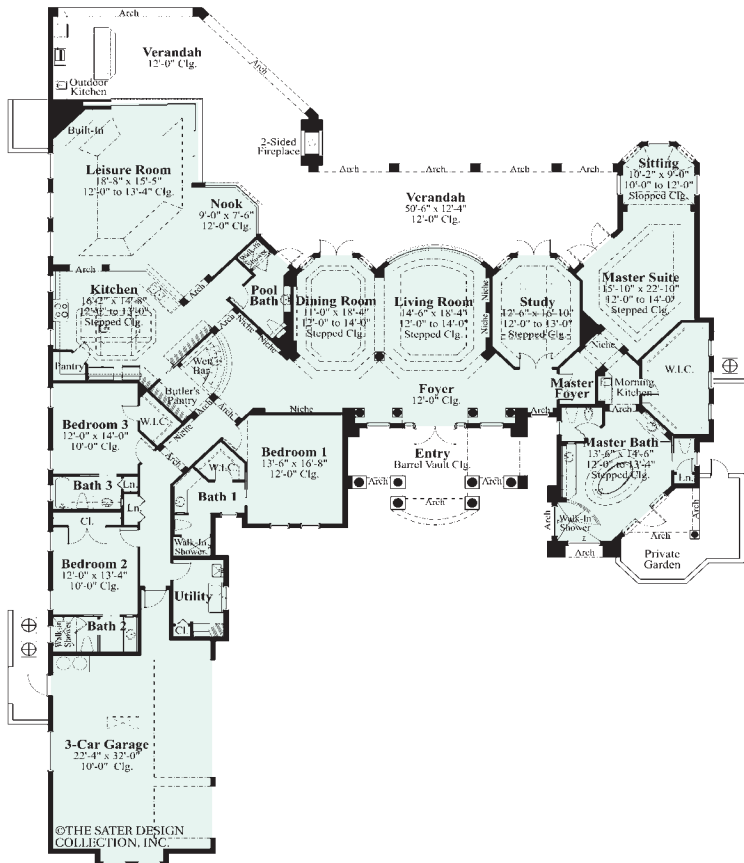


5-SET N/A	8-SET N/A	REPRO \$2,943	CAD \$5,207	PDF \$2,943	Visit ePlans.com/designer07 to see more detailed images of this plan.
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PHOTO BY MICHAEL LOWRY
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PLAN# HWD0700109

STYLE: MEDITERRANEAN

BEDROOMS: 4

BATHROOMS: 5

SQUARE FOOTAGE: 4,664

DIMENSIONS: 94' 2"W x 131' 6"D

FOUNDATION: SLAB

Indulge in single-level luxury with this Mediterranean stunner. The master suite is a pampering retreat equipped with a private garden, a sitting area, a morning kitchen, and an awe-inspiring walk-in closet. Venture out of the bedroom and a wealth of entertainment options await. A butler's pantry and wet bar adjacent to the gourmet kitchen make cocktail parties a breeze. On the rear verandah, a two-sided fireplace and outdoor kitchen significantly expand the living space. Three secondary bedrooms, each with a full bath, complete this amazing design.

Making improvements is a snap. You can receive a customized house plan in as little as 10 to 15 days.

5-SET
N/A

8-SET
N/A

REPRO
\$3,032

CAD
\$5,364

PDF
\$3,032



PHOTO BY GIOVANNI PHOTOGRAPHY
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PLAN#	HWD0700110
STYLE:	MEDITERRANEAN
BEDROOMS:	4
BATHROOMS:	4½
SQUARE FOOTAGE:	4,951
DIMENSIONS:	93' 10"W × 113' 8"D
FOUNDATION:	SLAB

Granite countertops and a Tuscan tile backsplash are luxurious appointments to an ultra-functional kitchen. The front-entry turret—with wrought iron-filled friezes and recessed glass doors—makes an impressive statement for this outdoor-focused manor; a series of verandas, an outdoor grill, and a hearth-warmed courtyard surround the home. A center tub and walk-in shower behind a marble wall make the master bath ultra luxurious.



REAR EXTERIOR

5-SET
N/A

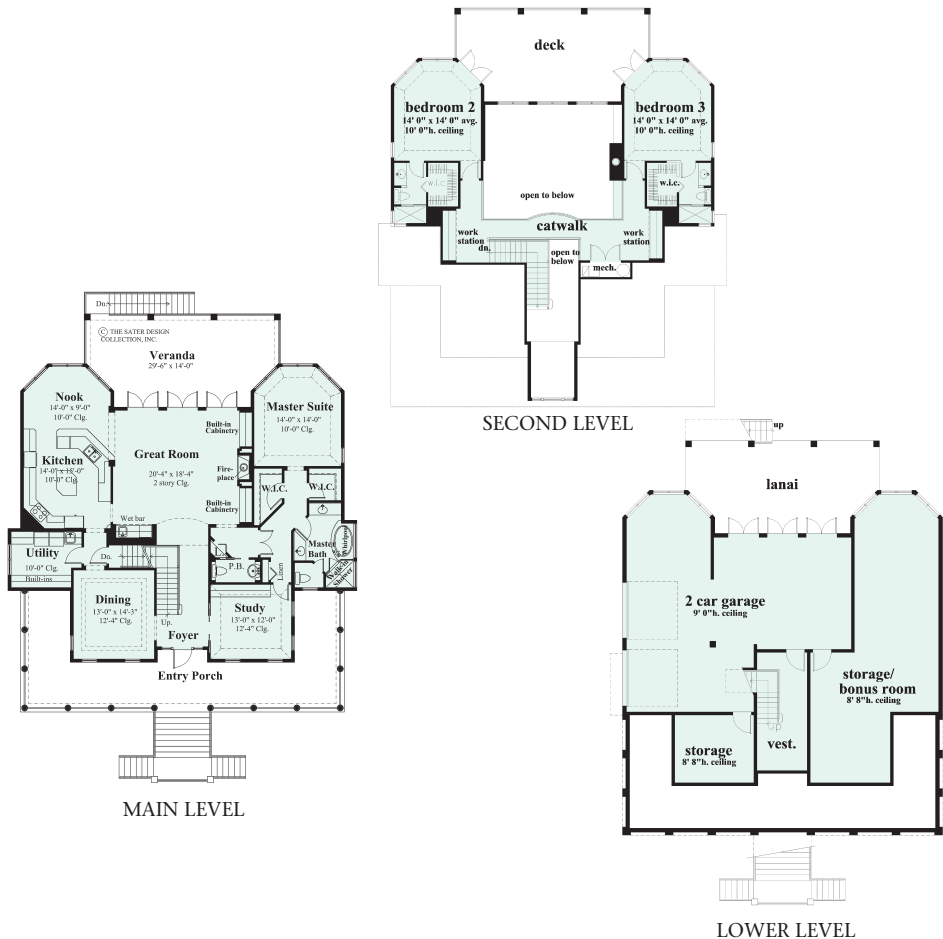
8-SET
N/A

REPRO
\$4,951

CAD
N/A

PDF
\$4,951

Visit ePlans.com/designer07 to see more detailed images of this plan.



PLAN# HWD0700063

STYLE: PLANTATION

BEDROOMS: 3

BATHROOMS: 3½

SQUARE FOOTAGE: 3,285

DIMENSIONS: 52' 0" w × 65' 4" d

FOUNDATION: ISLAND BASEMENT

An inviting wraparound porch and plenty of other outdoor spaces extend the living area of this plantation cottage. French doors and built-in cabinets adorn the great room. A private hall leads to the first-floor master suite. The upper level boasts a catwalk that overlooks the great room and the foyer. A secluded master wing enjoys a bumped-out window, a stunning tray ceiling, and two walk-in closets.

Our home plans can be at your door within 2 to 3 days.

5-SET
N/A

8-SET
N/A

REPRO
\$1,643

CAD
\$2,957

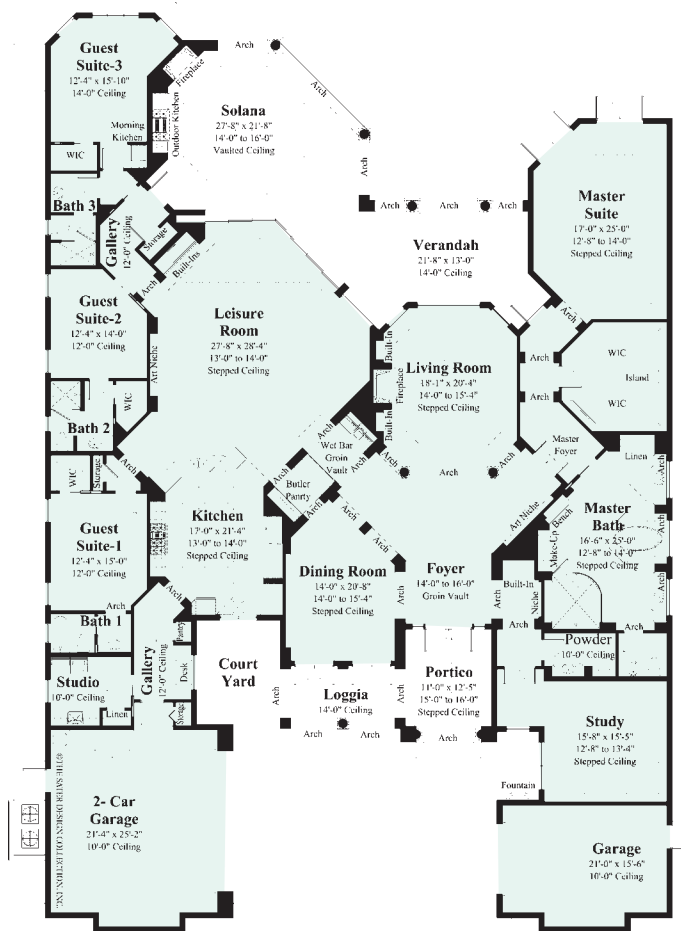
PDF
\$1,643



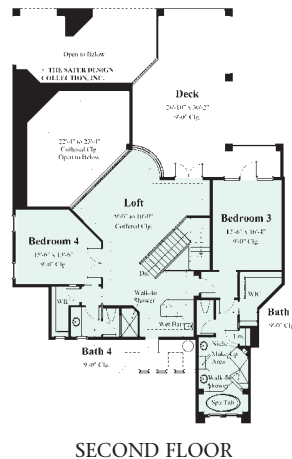
PHOTO BY M.E. PARKER PHOTOGRAPHY
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FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

PLAN#	HWD0700112
STYLE:	MEDITERRANEAN
BEDROOMS:	4
BATHROOMS:	4½
SQUARE FOOTAGE:	5,224
DIMENSIONS:	80'0"W x 118'0"D
FOUNDATION:	SLAB

The stunning Mediterranean façade only hints at the amenities featured inside this well-appointed luxury home. Elaborate ceiling treatments throughout add an elegant touch. The expansive, open layout lends itself to generous room sizes and a seamless flow. The magnificent master suite is a homeowner's dream replete with lush accommodations. The rear verandah impresses with an outdoor kitchen and fireplace.



5-SET N/A	8-SET N/A	REPRO \$5,224	CAD \$8,881	PDF \$5,224	Visit ePlans.com/designer07 to see more detailed images of this plan.
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PLAN# **HWD0700113**

STYLE: **MEDITERRANEAN**

BEDROOMS: **5**

BATHROOMS: **6**

SQUARE FOOTAGE: **5,564**

DIMENSIONS: **96' 0" W x 111' 0" D**

FOUNDATION: **SLAB**

Snow-white window trim gives a storybook quality to this elegant Mediterranean manor, where repeated use of narrow vertical windows enhances an elevation that stretches skyward and focuses attention on a dramatic vaulted entryway. Elegant ceiling treatments and columns define the open space. The massive master suite commands reverie. The leisure room/kitchen layout creates serving ease and a relaxed area for dining. The rear veranda equipped with an outdoor kitchen makes entertaining a must.



REAR EXTERIOR

Stay on budget with our free cost-to-build calculator, available at ePlans.com/designer07.

5-SET
N/A

8-SET
N/A

REPRO
\$5,564

CAD
\$9,459

PDF
\$5,564



PHOTO BY OSCAR THOMPSON
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PLAN#

HWD0700114

STYLE: MEDITERRANEAN

BEDROOMS: 3

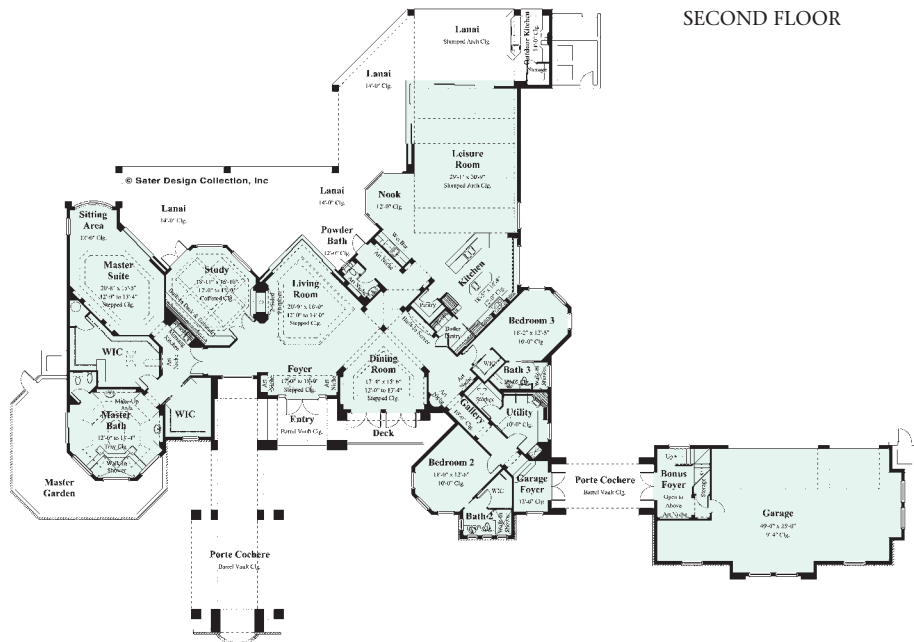
BATHROOMS: 4½

SQUARE FOOTAGE: 5,612

DIMENSIONS: 168' 9" W × 125' 4" D

FOUNDATION: SLAB

Stately columns announce the entrance of this lavish estate. Lofty ceilings are enhanced by decorative treatments throughout. The expansive rear lanai is a peaceful retreat. Innovative room shapes add appeal. An enclosed private garden bordering the master bath is a tranquil touch. Well-appointed amenities abound.



FIRST FLOOR

SECOND FLOOR

5-SET
N/A

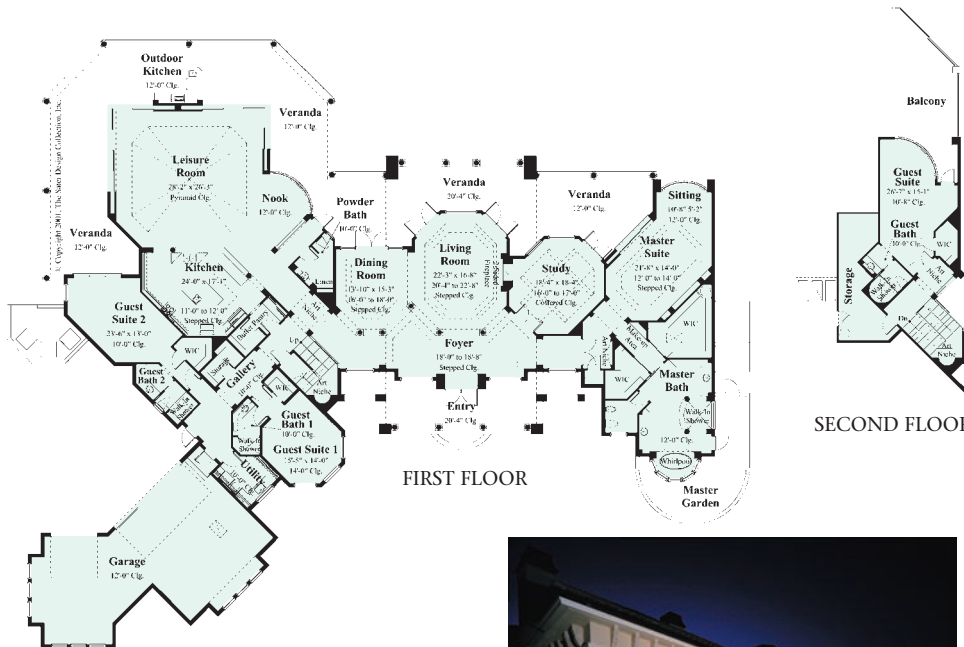
8-SET
N/A

REPRO
\$5,612

CAD
N/A

PDF
\$5,612

Visit ePlans.com/designer07 to see more detailed images of this plan.



PLAN #	HWD0700115
STYLE:	MEDITERRANEAN
BEDROOMS:	4
BATHROOMS:	4½
SQUARE FOOTAGE:	5,804
DIMENSIONS:	132' 8" w × 117' 3" d
FOUNDATION:	SLAB

This grand domicile impresses from every angle. Decorative arches complement the design both inside and out. The prominent rear veranda and outdoor kitchen signify the focus on outdoor living. Posh interior amenities include a two-sided fireplace that shares warmth between the living room and study. Well-appointed guest suites pamper visitors. Don't miss the lavish master suite.



REAR EXTERIOR

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5-SET
N/A

8-SET
N/A

REPRO
\$5,804

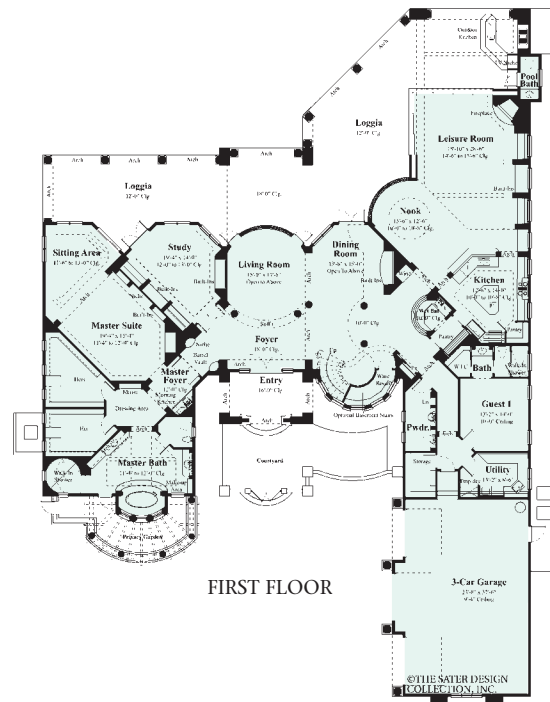
CAD
\$9,867

PDF
\$5,804



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PLAN#	HWD0700116
STYLE:	EUROPEAN
BEDROOMS:	4
BATHROOMS:	4½ + ½
SQUARE FOOTAGE:	6,315
DIMENSIONS:	96'0"W x 134'8"D
FOUNDATION:	SLAB, UNFINISHED BASEMENT



A variety of organic shapes and materials make this award-winning villa appear as if it grew right up out of a rocky Mediterranean cliff. A nautilus-shaped staircase winds through a windowed turret by the entry, leading to the guest suites and media room on the second floor. Downstairs, the master suite features an opulent bath that lends the sense of bathing outdoors. The many windows open onto a walled privacy garden. The leisure room is bound by nothing more than retreating walls of glass; when open, the entire family gathering wing becomes an ideal location for living al fresco.

5-SET N/A	8-SET N/A	REPRO \$6,315	CAD \$10,735	PDF \$6,315	Visit ePlans.com/designer07 to see more detailed images of this plan.
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REAR EXTERIOR

PLAN# HWD0700117

STYLE: MEDITERRANEAN

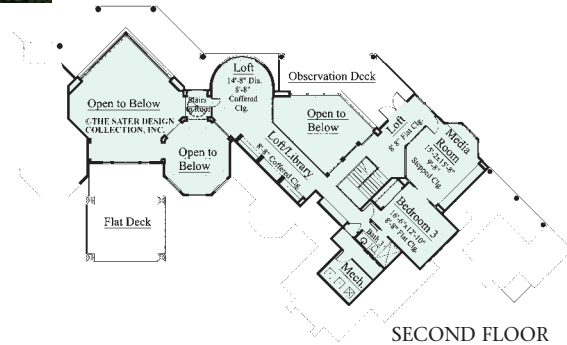
BEDROOMS: 5

BATHROOMS: 7

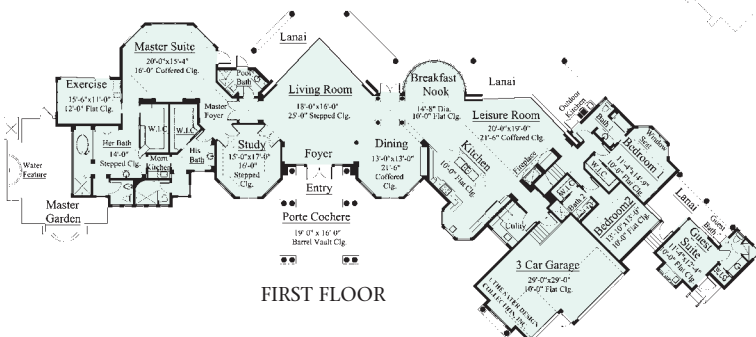
SQUARE FOOTAGE: 6,366

DIMENSIONS: 174' 10"W x 81' 2"D

FOUNDATION: SLAB



SECOND FLOOR



FIRST FLOOR

Observation decks, private gardens, and an expansive lanai provide outdoor living space to rival the luxury of the interior, while interior spaces are designed to blend seamlessly with the outdoors. A fully-opening glass wall system makes a disappearing boundary between the indoor living areas and the lanai. Notice how the master bath and shower look out over a walled garden for the ultimate sense of bathing in paradise.

Brush-up on your architectural styles. Our free visual glossary of home design styles is available at ePlans.com/

5-SET
N/A

8-SET
N/A

REPRO
\$6,648

CAD
\$11,302

PDF
\$6,648



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PLAN#

HWD0700118

STYLE: MEDITERRANEAN

BEDROOMS: 4

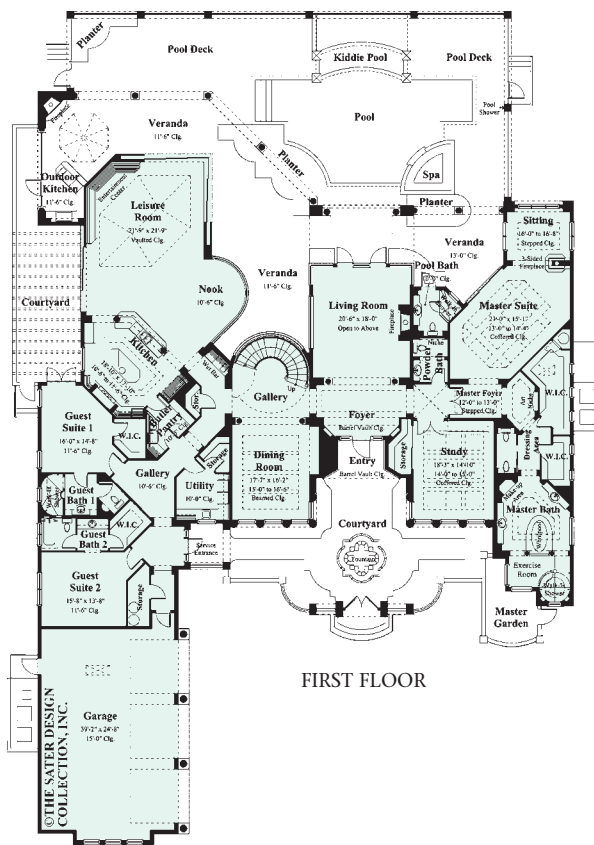
BATHROOMS: 5½

SQUARE FOOTAGE: 6,524

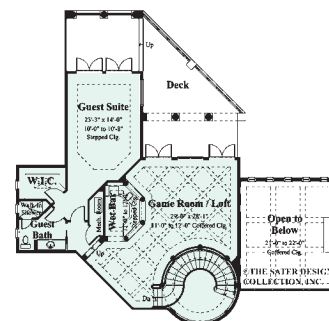
DIMENSIONS: 104'0"W x 140'0"D

FOUNDATION: SLAB

A characteristic feature in Mediterranean villas, the courtyard entry creates a personal introduction into the home. The Mediterranean undertones in this courtyard, however, are anything but common, with a formal medallion-shaped fountain and lush landscaping. An elegant circular staircase curves leisurely upward from the first floor gallery to an impressive conclusion – a spacious game room with wet bar and a guest suite with private balcony.



FIRST FLOOR



SECOND FLOOR

5-SET
N/A

8-SET
N/A

REPRO
\$6,524

CAD
N/A

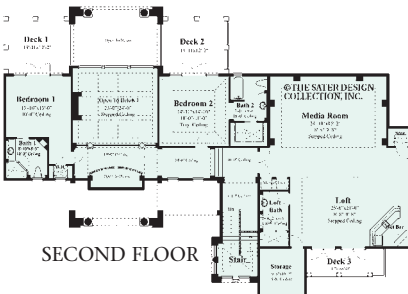
PDF
\$6,524

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PLAN# HWD0700119

STYLE: MEDITERRANEAN

BEDROOMS: 4

BATHROOMS: 5½

SQUARE FOOTAGE: 6,684

DIMENSIONS: 126' 0" w x 113' 0" d

FOUNDATION: SLAB

Luxury knows no limits with this Mediterranean dream home. The master suite occupies the entire left wing and features private access to a sitting area, the master garden, and a convenient mini-laundry. The adjacent study shares a see-through fireplace with the living room. Elaborate ceiling treatments, abundant natural light, and lavish outdoor living areas add appeal. The outdoor kitchen abuts the solana where the fireplace makes alfresco meals a year-round option. The open layout, complete with a wine cellar, wet bar, and butler's pantry is ideal for entertaining. Upstairs, two secondary bedrooms each access a private deck and full bath. Don't miss the upper-level media room and loft area.

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5-SET
N/A

8-SET
N/A

REPRO
\$6,527

CAD
\$11,096

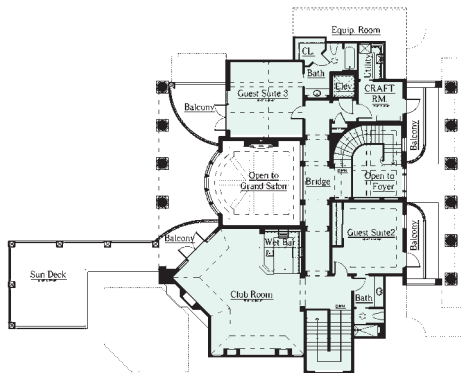
PDF
\$6,527



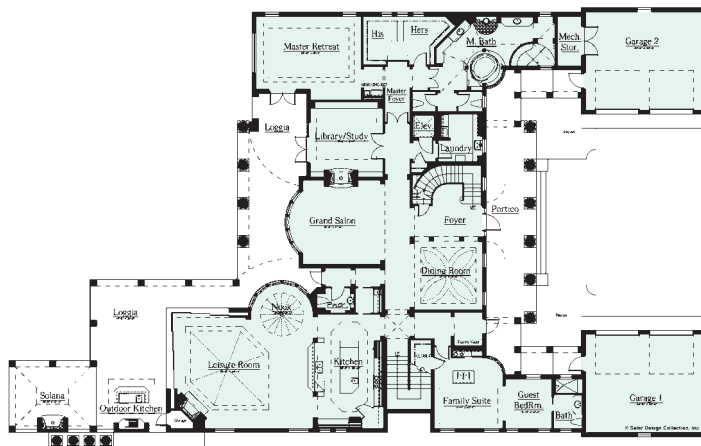
PHOTO BY LAURENCE TAYLOR
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PLAN#	HWD0700120
STYLE:	NEW AMERICAN
BEDROOMS:	4
BATHROOMS:	4½
SQUARE FOOTAGE:	6,725
DIMENSIONS:	90' 0" W × 146' 4" D
FOUNDATION:	SLAB

Debuting at the 2008 International Builders Show and dubbed the New American Home, this stunning Gulf Coast design brings new life to a long-favored regional style. Beyond the symmetrical facade, interior spaces are balanced between areas for interaction, storage and utility, and privacy. Outdoor living is especially privileged, in such rooms as the solana and sun deck. Lastly, a luxuriously appointed master suite resides on the main level, enjoying views of the rear and side landscapes.

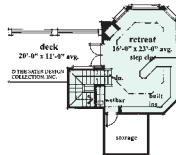


SECOND FLOOR

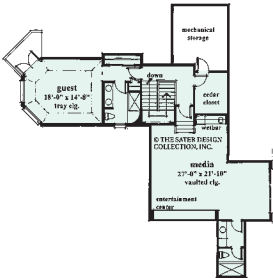


FIRST FLOOR

5-SET N/A	8-SET N/A	REPRO \$6,725	CAD \$11,432	PDF \$6,725	Visit ePlans.com/designer07 to see more detailed images of this plan.
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SECOND FLOOR



FIRST FLOOR

PLAN# HWD0700121

STYLE: MEDITERRANEAN

BEDROOMS: 3

BATHROOMS: 5

SQUARE FOOTAGE: 6,770

DIMENSIONS: 140' 7" W x 118' 3" D

FOUNDATION: SLAB

Barrel dormers and a cupola add architectural interest to this exciting home designed for indoor-outdoor living. An extensive lanai embraces the rear of the home, wrapping around to the leisure room, where zero-corner sliding glass doors open three sides of the room to the outdoors. Retracting glass doors are also featured in the living room, which shares a two-sided fireplace with the study. The master suite also opens to the lanai on the main level, and a staircase winds up to the master retreat, where a private sundeck provides a real sense of escape.

Want a truly custom home? Call us to discuss your design changes.

5-SET
N/A

8-SET
N/A

REPRO
\$8,462

CAD
N/A

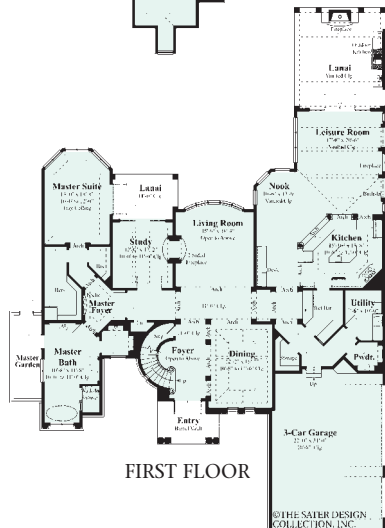
PDF
\$8,462



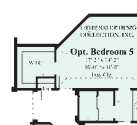
PHOTO BY CJ WALKER
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FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

PLAN#	HWD0700111
STYLE:	EUROPEAN
BEDROOMS:	4
BATHROOMS:	4½
SQUARE FOOTAGE:	4,958
DIMENSIONS:	70' 0" W x 104' 0" D
FOUNDATION:	SLAB, UNFINISHED BASEMENT

Feel like royalty in this stone castle. Soaring, coffered ceilings and clerestory windows bring tons of warm light into the living areas. Just off the main living space is the luxurious master suite, complete with His and Hers walk-in closets and a private garden. The upper level, much of which opens to the living space below, is home to three bedrooms, three baths, a spacious loft, and a bonus room.



REAR EXTERIOR



ALTERNATE LAYOUT

5-SET
N/A

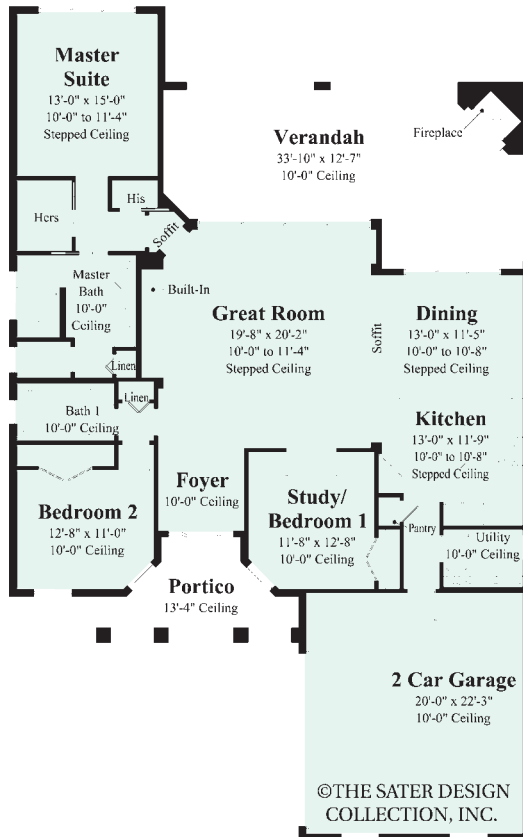
8-SET
N/A

REPRO
\$4,958

CAD
N/A

PDF
\$4,958

Visit ePlans.com/designer07 to see more detailed images of this plan.



PLAN#	HWD0700123
STYLE:	COUNTRY
BEDROOMS:	3
BATHROOMS:	2
SQUARE FOOTAGE:	1,832
DIMENSIONS:	48' 0"W x 77' 0"D
FOUNDATION:	SLAB

This stunning single-level home lives much larger than its diminutive square footage. The open floor plan adds a sense of spaciousness, and abundant windows place an emphasis on outdoor living. The expansive rear veranda delights with an outdoor fireplace and ample space for four-season home entertainment.

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5-SET
N/A

8-SET
N/A

REPRO
\$916

CAD
\$1,649

PDF
\$916

Neighborhood-friendly design features a low profile and a combination of stone and siding to blend with nearby homes.



Edgewater

A variety of low-maintenance cladding makes this home an asset to any neighborhood

This handsome French Country cottage is designed to provide the homeowner years of worry-free living. Fiber-cement siding and low-maintenance stone accents create an exterior that is deceptively simple to maintain, while doubled columns and subtle arches lend a sophisticated European character. The easy-living exterior is matched by the interior layout. All the little luxuries you've come to expect in a new home are here—all on a single level for long-term convenience. The architectural motifs established outside are repeated indoors, where columns set atop stone pedestals support the subtle arches that delineate formal spaces like the dining room. The vaulted great room is a spectacular place to entertain guests in front of the stone fireplace; built-in cabinetry provides space to display collections or hide the media system. For everyday living, a sunny breakfast nook and cozy, hearth-warmed family room surround the spacious kitchen. An adjoining deck serves as an outdoor living room in warmer months.



REAR EXTERIOR

DESIGNS BY DONALD A. GARDNER ARCHITECTS

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ABOVE: Art niches, fireplaces, and built-in cabinetry add beauty and convenience.

LEFT: Paired columns on stone pedestals frame the formal dining room.

BELOW: The central great room is the hub of the home, bridging formal and informal, indoor and outdoor spaces.



Two bedrooms are located in the family living wing, separated by a compartmented bath with dual sinks—perfect for household children. A flexible room off the foyer may serve as a den, study, or an additional bedroom. A full bath across the hall makes it a good option for guests. The master suite is tucked into the back corner of the home, with direct access to the rear deck. A sunny sitting room and luxurious bath complete with whirlpool tub and spacious shower create an enviable retreat for the homeowners to enjoy for years to come. ■

The wide-open kitchen and eating area accommodate the tendency of both family members and guests to gravitate toward these rooms.



The master suite's sitting room nestles into a bay window overlooking the deck.



In this rendition of the design, the rear deck was enclosed for additional three-season living space.

PLAN # HWD0700171

STYLE: FRENCH COUNTRY

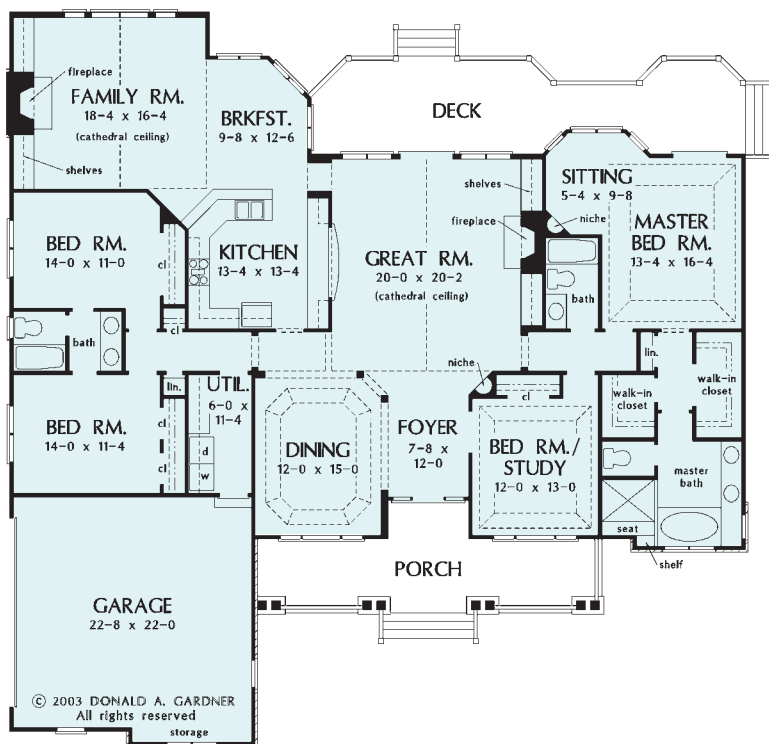
BEDROOMS: 4

BATHROOMS: 3

SQUARE FOOTAGE: 2,818

DIMENSIONS: 70'-0"W x 69'-10"D

FOUNDATION: CRAWLSPACE



Visit eplans.com/designer07 to see more detailed images of this plan.

5-SET
\$895

8-SET
\$955

REPRO
\$1,270

CAD
N/A

PDF
\$1,270



PLAN# HWD0700126

STYLE: COTTAGE

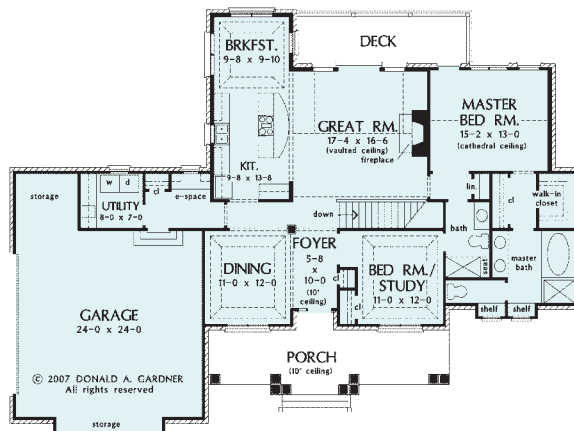
BEDROOMS: 4

BATHROOMS: 3

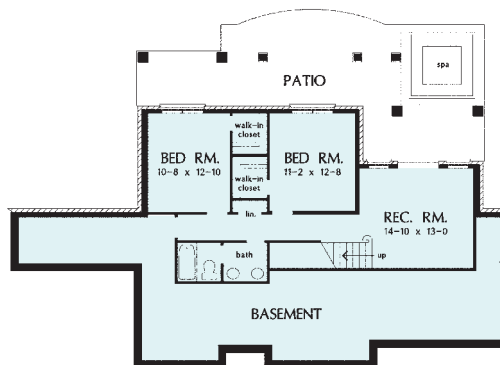
SQUARE FOOTAGE: 2,569

DIMENSIONS: 73' 7" W x 56' 3" D

Stately brick and lap siding combine to lend a warm, traditional feel to this home. An arched gable highlights the front entrance, and a box-bay adds both architectural interest and extra storage space in the attached garage. Inside, the main floor houses all the public spaces: great room, kitchen, dining and breakfast rooms, plus the vaulted master bedroom and a flexible bedroom/study. An e-space near the garage entry and an oversized utility room round out the main floor. Downstairs are two secondary bedrooms, each with a walk-in closet, plus a bath with dual vanities and separate tub/toilet area, and a large recreation room that opens to a rear patio.



MAIN LEVEL



LOWER LEVEL

5-SET
\$895

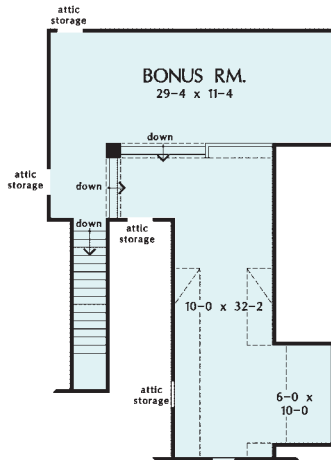
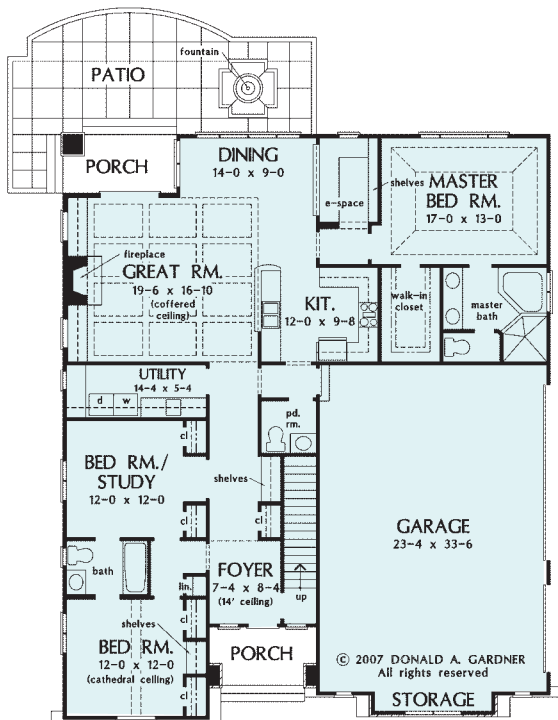
8-SET
\$955

REPRO
\$1,270

CAD
N/A

PDF
\$1,270

Visit ePlans.com/designer07 to see more detailed images of this plan.



OPTIONAL BONUS SPACE

PLAN# HWD0700125

STYLE: BUNGALOW

BEDROOMS: 3

BATHROOMS: 2½

SQUARE FOOTAGE: 1,898

BONUS SPACE: 934 SQ. FT.

DIMENSIONS: 50' 0" W x 60' 0" D

This charming cottage offers abundant details in a compact footprint. Stone and shingle gables create curb appeal, and guests will appreciate the brightly-lit arched stone portico. Homeowners will appreciate the expansive three-car garage with ample room for vehicles and storage. A convenient e-space features plenty of desk space and built-in shelves. The master suite is crowned with a tray ceiling, and the master bathroom offers a huge shower and corner bathtub. Two additional bedrooms are connected by a second full bath. The plan also includes a spacious, multi-level bonus room, perfect for a variety of uses.

Our customization service can add a walk-out basement to almost any plan - great for hillside lots.

5-SET
\$810

8-SET
\$870

REPRO
\$1,130

CAD
N/A

PDF
\$1,130

DESIGNS BY DONALD A. GARDNER ARCHITECTS



PLAN# HWD0700129

STYLE: BUNGALOW

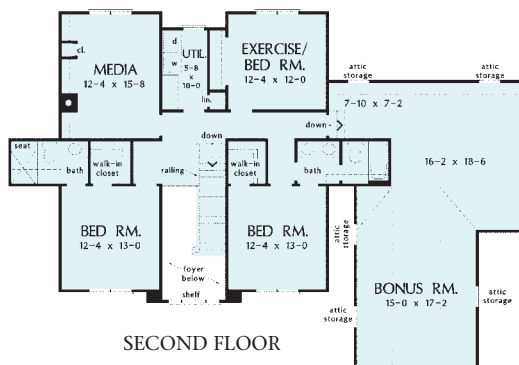
BEDROOMS: 5

BATHROOMS: 4½

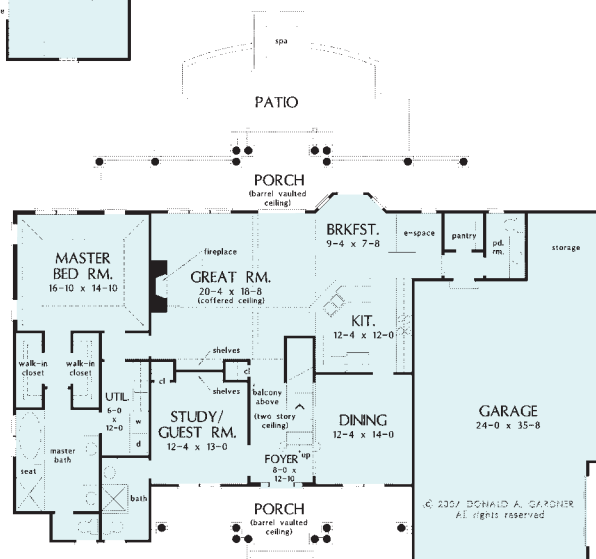
SQUARE FOOTAGE: 3,215

BONUS SPACE: 670 SQ. FT.

DIMENSIONS: 75'8"W x 53'5"D



SECOND FLOOR



FIRST FLOOR

5-SET
\$970

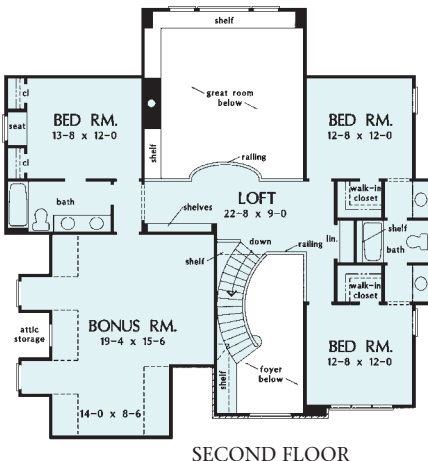
8-SET
\$1,030

REPRO
\$1,360

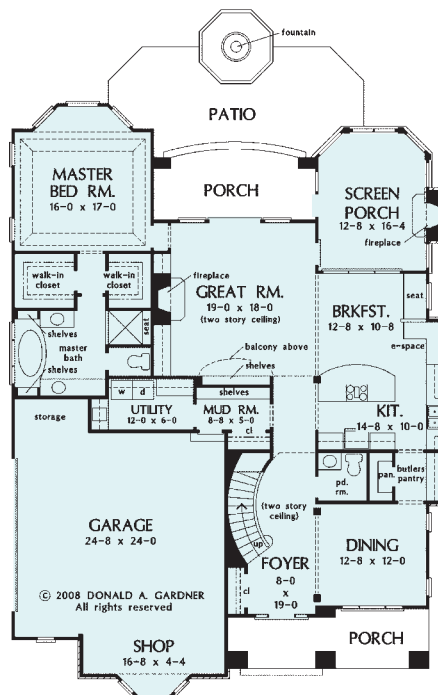
CAD
N/A

PDF
\$1,360

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SECOND FLOOR



FIRST FLOOR

PLAN# HWD0700128

STYLE: CRAFTSMAN

BEDROOMS: 4

BATHROOMS: 3½

SQUARE FOOTAGE: 2,901

BONUS SPACE: 475 SQ. FT.

DIMENSIONS: 51'0"W x 69'10"D

Stone accents and a bay window present a charming front façade. An oval accent window and dovescote details in the upper gables add to the character. The two-story foyer creates a dramatic entry with its sweeping curved staircase. Two columns mark the entrance to the formal dining area. The butler's pantry leads to the spacious kitchen, which features a large island, e-space, and a cozy window seat. Triple windows overlook the screen porch. A curved balcony loft overlooks the two-story great room. One upstairs bedroom features a window seat and attached bath, while the other two bedrooms share a practical Jack-and-Jill bathroom.

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5-SET
\$895

8-SET
\$955

REPRO
\$1,270

CAD
N/A

PDF
\$1,270



PLAN# HWD0700127

STYLE: CRAFTSMAN

BEDROOMS: 3

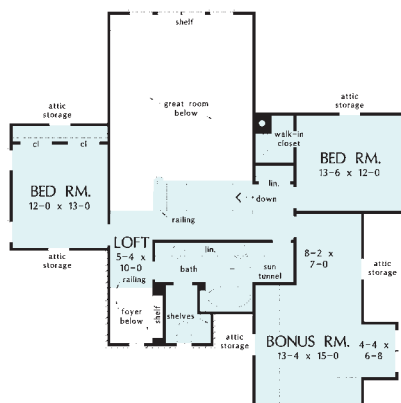
BATHROOMS: 2½

SQUARE FOOTAGE: 2,581

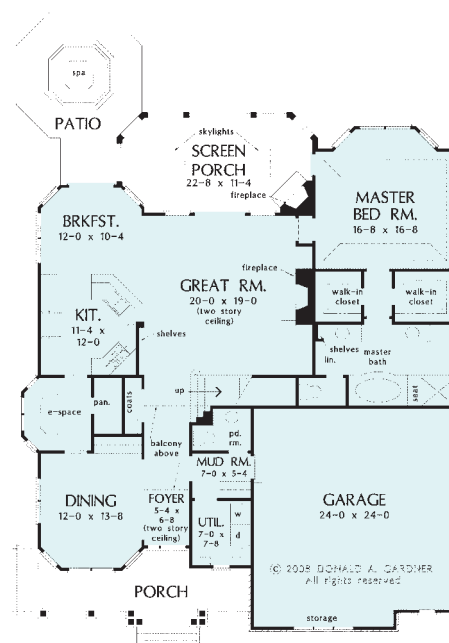
BONUS SPACE: 322 SQ. FT.

DIMENSIONS: 52'0"W x 61'8"D

This two-story traditional home will meet the needs of the modern family without sacrificing style. The stone, cedar, and siding exterior creates low-maintenance curb appeal. Thoughtful details including shelves and cabinets in the mudroom promote easy living for even the busiest families. The great room's soaring two-story ceiling adds elegance, while custom details like shelves and built-ins add practical storage space. The walk-in pantry is easily accessible from the kitchen, and the nearby e-space is surrounded by windows. The large screen porch features a fireplace and is filled with natural light from two skylights.



SECOND FLOOR



FIRST FLOOR

5-SET
\$895

8-SET
\$955

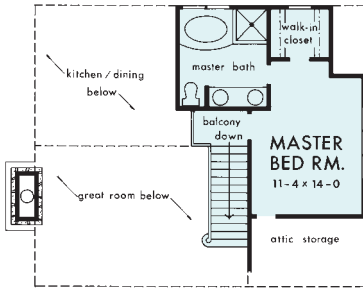
REPRO
\$1,270

CAD
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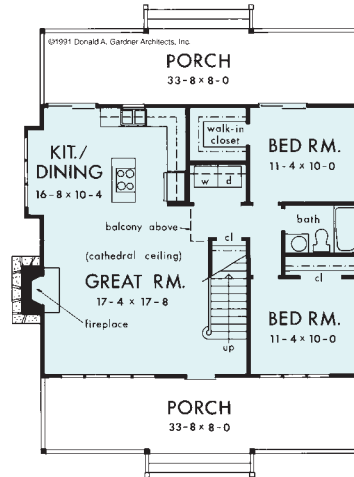
PDF
\$1,270

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SECOND FLOOR



FIRST FLOOR



PLAN# HWD0700130

STYLE: COUNTRY

BEDROOMS: 3

BATHROOMS: 2

SQUARE FOOTAGE: 1,338

DIMENSIONS: 36' 8" W x 44' 8" D

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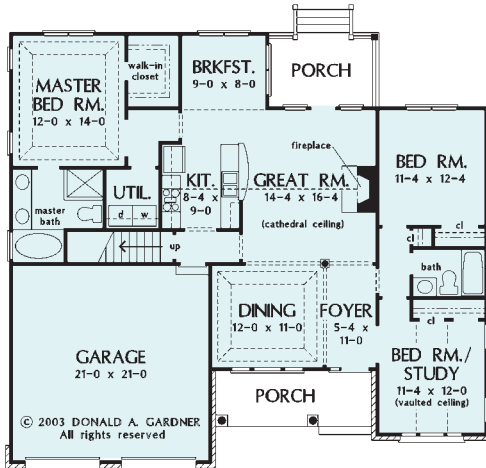
5-SET
\$765

8-SET
\$830

REPRO
\$1,055

CAD
N/A

PDF
\$1,055



PLAN# HWD0700131

STYLE: COTTAGE

BEDROOMS: 3

BATHROOMS: 2

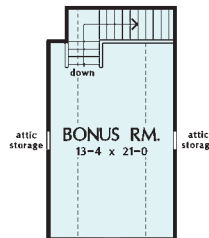
SQUARE FOOTAGE: 1,486

BONUS SPACE: 341 SQ. FT.

DIMENSIONS: 52' 3" W x 46' 10" D



REAR EXTERIOR



OPTIONAL BONUS SPACE

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5-SET
\$765

8-SET
\$830

REPRO
\$1,055

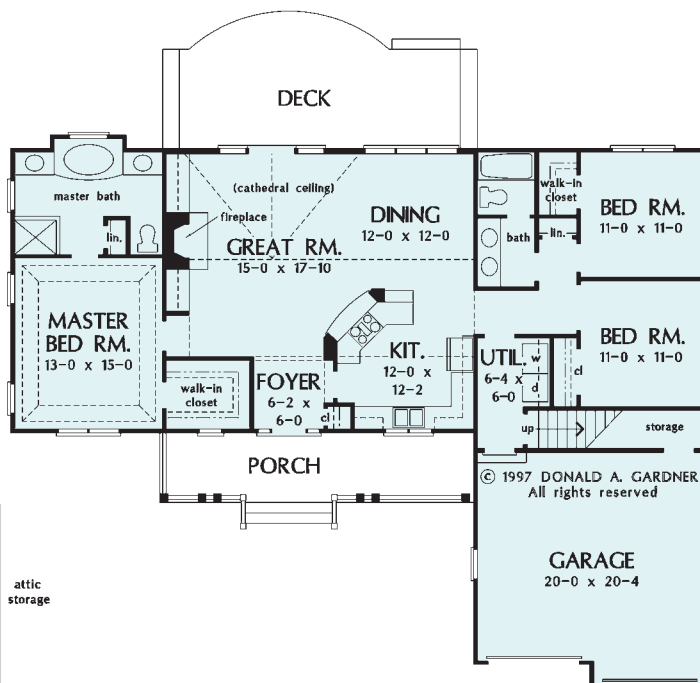
CAD
N/A

PDF
\$1,055

DESIGNS BY DONALD A. GARDNER ARCHITECTS



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OPTIONAL BONUS SPACE

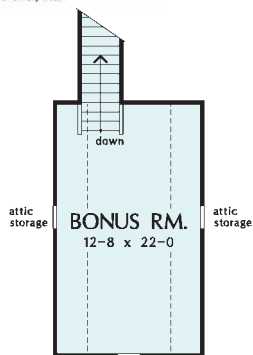
PLAN#	HWD0700132
STYLE:	COUNTRY
BEDROOMS:	3
BATHROOMS:	2
SQUARE FOOTAGE:	1,517
BONUS SPACE:	287 SQ. FT.
DIMENSIONS:	61' 4"W x 48' 6"D

5-SET \$810	8-SET \$870	REPRO \$1,130	CAD N/A	PDF \$1,130
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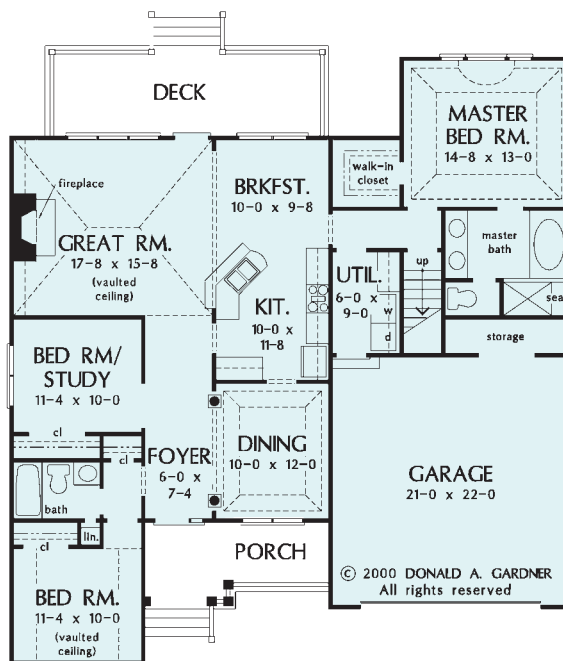
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OPTIONAL BONUS SPACE

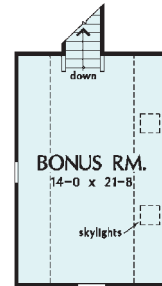
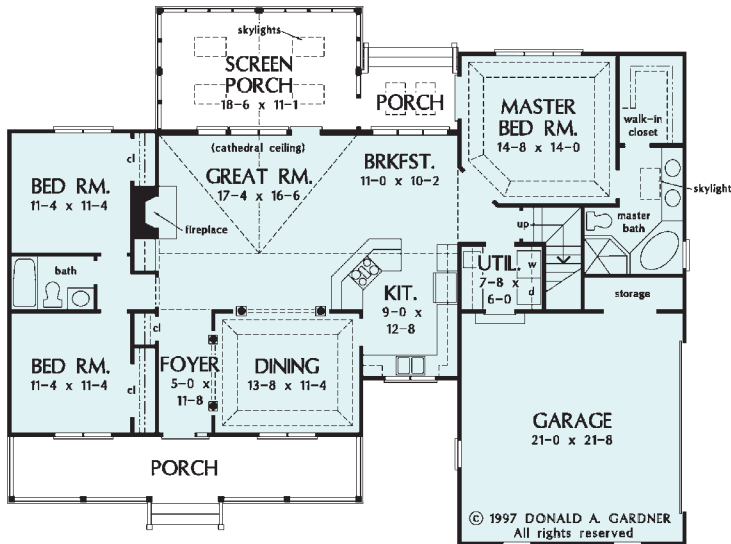


PLAN#	HWD0700133
STYLE:	COTTAGE
BEDROOMS:	3
BATHROOMS:	2
SQUARE FOOTAGE:	1,593
BONUS SPACE:	332 SQ. FT.
DIMENSIONS:	50' 0"W x 54' 0"D

5-SET \$810	8-SET \$870	REPRO \$1,130	CAD N/A	PDF \$1,130
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OPTIONAL BONUS SPACE

PLAN#	HWD0700134
STYLE:	COUNTRY
BEDROOMS:	3
BATHROOMS:	2
SQUARE FOOTAGE:	1,652
BONUS SPACE:	367 SQ. FT.
DIMENSIONS:	64' 4"W x 51' 0"D

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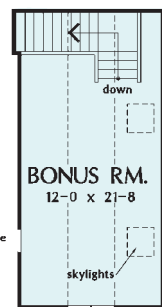
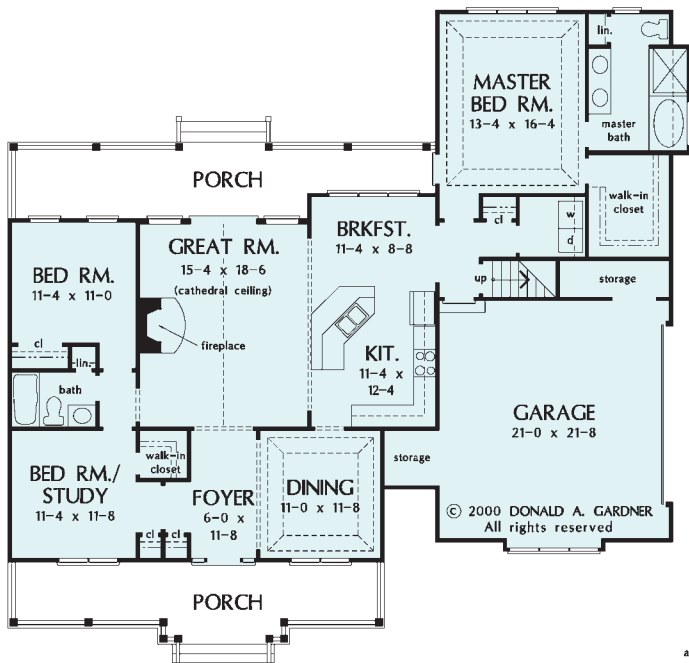
5-SET
\$810

8-SET
\$870

REPRO
\$1,130

CAD
N/A

PDF
\$1,130



OPTIONAL BONUS SPACE

PLAN#	HWD0700135
STYLE:	COUNTRY
BEDROOMS:	3
BATHROOMS:	2
SQUARE FOOTAGE:	1,724
BONUS SPACE:	329 SQ. FT.
DIMENSIONS:	62' 4"W x 57' 10"D

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5-SET
\$810

8-SET
\$870

REPRO
\$1,130

CAD
N/A

PDF
\$1,130

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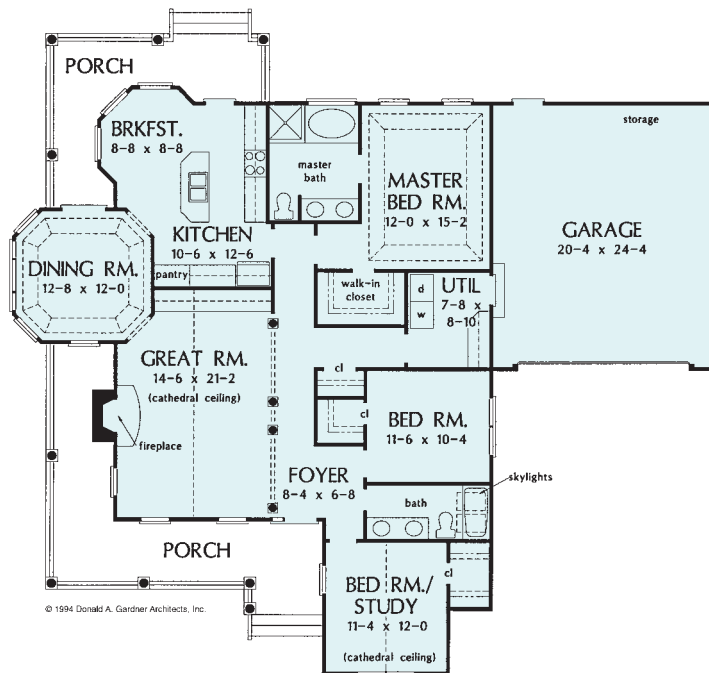


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PLAN#

HWD0700136

STYLE: COUNTRY

BEDROOMS: 3

BATHROOMS: 2

SQUARE FOOTAGE: 1,737

DIMENSIONS: 65' 10"W x 59' 8"D

5-SET
\$810

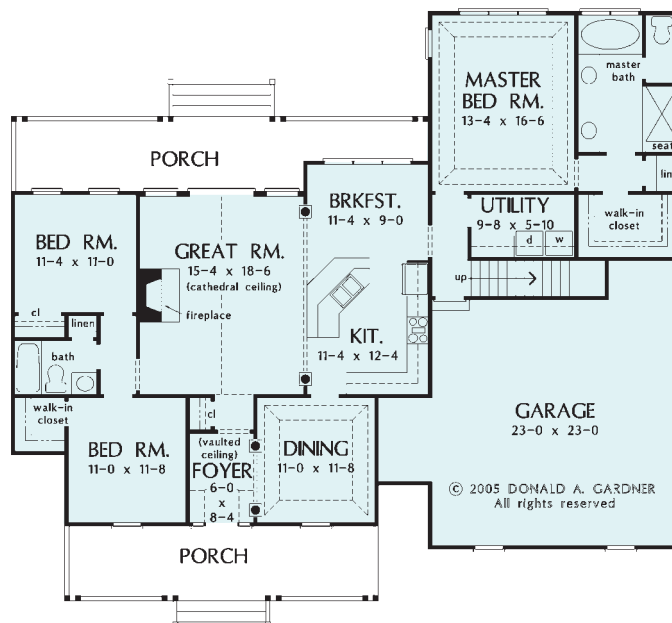
8-SET
\$870

REPRO
\$1,130

CAD
N/A

PDF
\$1,130

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PLAN#

HWD0700137

STYLE: COUNTRY

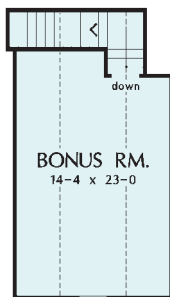
BEDROOMS: 3

BATHROOMS: 2

SQUARE FOOTAGE: 1,793

BONUS SPACE: 335 SQ. FT.

DIMENSIONS: 62' 8"W x 55' 2"D



OPTIONAL BONUS SPACE

5-SET
\$810

8-SET
\$870

REPRO
\$1,130

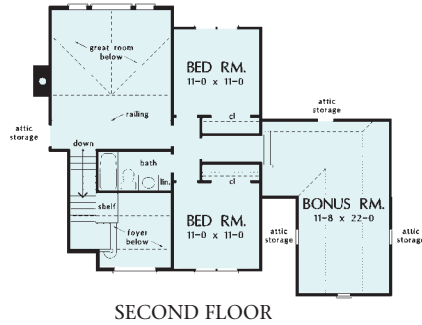
CAD
N/A

PDF
\$1,130

Unheated spaces are generally not calculated in the total square footage of a home.

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SECOND FLOOR



PLAN# HWD0700138

STYLE: FRENCH COUNTRY

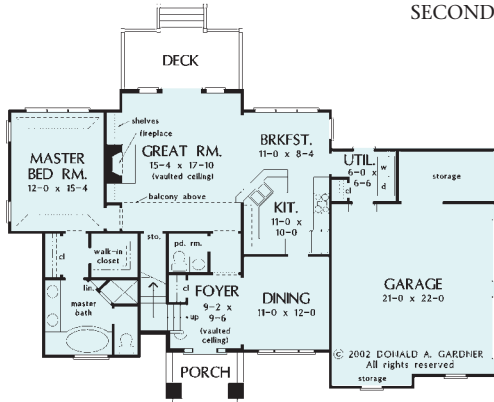
BEDROOMS: 3

BATHROOMS: 2½

SQUARE FOOTAGE: 1,797

BONUS SPACE: 349 SQ. FT.

DIMENSIONS: 63'0"W x 40'0"D



FIRST FLOOR



REAR EXTERIOR

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5-SET
\$810

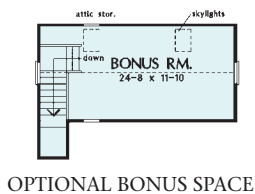
8-SET
\$870

REPRO
\$1,130

CAD
N/A

PDF
\$1,130

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OPTIONAL BONUS SPACE



PLAN# HWD0700139

STYLE: FARMHOUSE

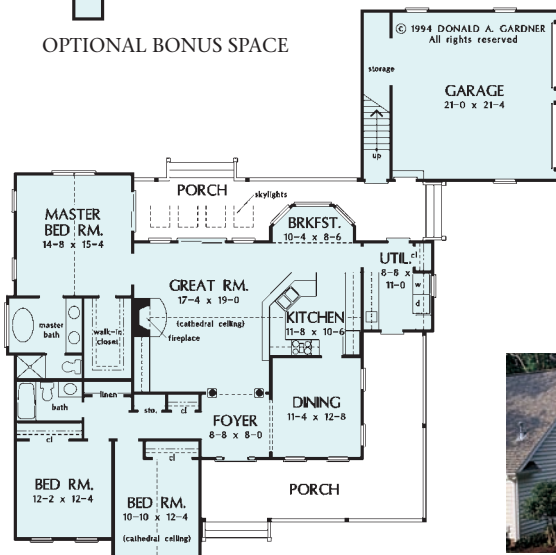
BEDROOMS: 3

BATHROOMS: 2

SQUARE FOOTAGE: 1,815

BONUS SPACE: 336 SQ. FT.

DIMENSIONS: 70'8"W x 70'2"D



REAR EXTERIOR

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5-SET
\$810

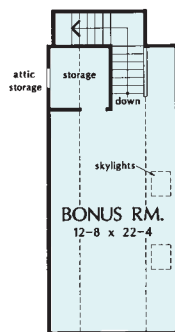
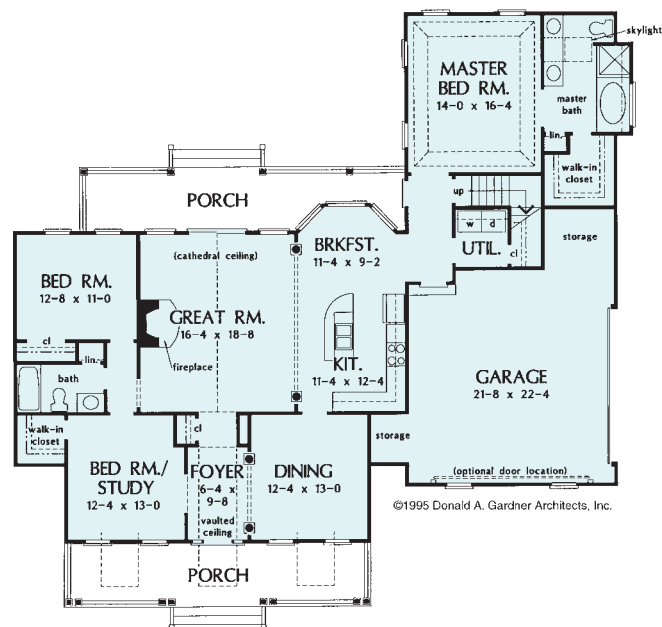
8-SET
\$870

REPRO
\$1,130

CAD
N/A

PDF
\$1,130

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OPTIONAL BONUS SPACE

PLAN# HWD0700140

STYLE: COUNTRY

BEDROOMS: 3

BATHROOMS: 2

SQUARE FOOTAGE: 1,832

BONUS SPACE: 425 SQ. FT.

DIMENSIONS: 65' 4" W x 62' 0" D

5-SET
\$810

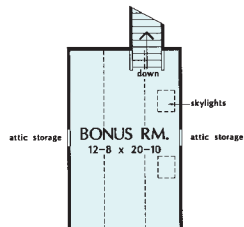
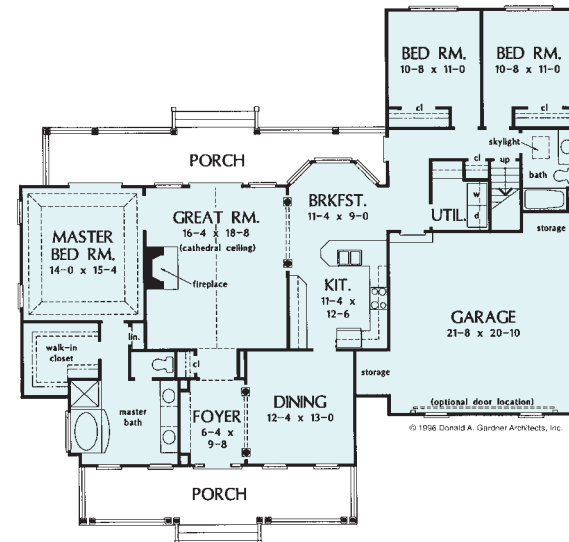
8-SET
\$870

REPRO
\$1,130

CAD
N/A

PDF
\$1,130

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OPTIONAL BONUS SPACE

PLAN# HWD0700141

STYLE: FARMHOUSE

BEDROOMS: 3

BATHROOMS: 2

SQUARE FOOTAGE: 1,864

BONUS SPACE: 319 SQ. FT.

DIMENSIONS: 65' 0" W x 59' 8" D

5-SET
\$810

8-SET
\$870

REPRO
\$1,130

CAD
N/A

PDF
\$1,130

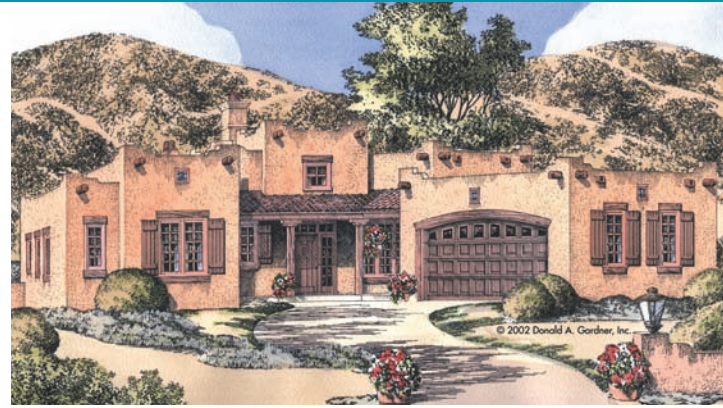
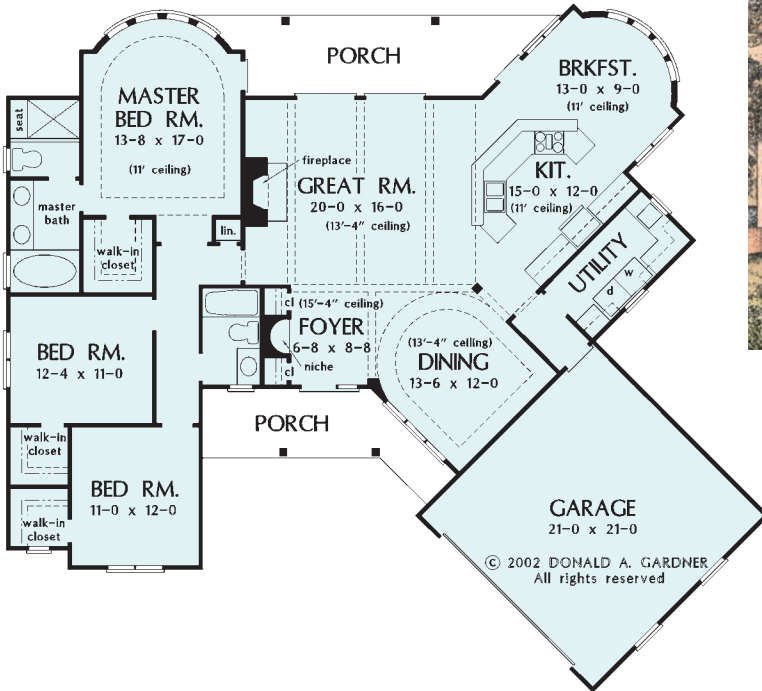
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REAR EXTERIOR

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PLAN#	HWD0700142
STYLE:	PUEBLO
BEDROOMS:	3
BATHROOMS:	2
SQUARE FOOTAGE:	1,883
DIMENSIONS:	66' 2" w x 59' 8" d

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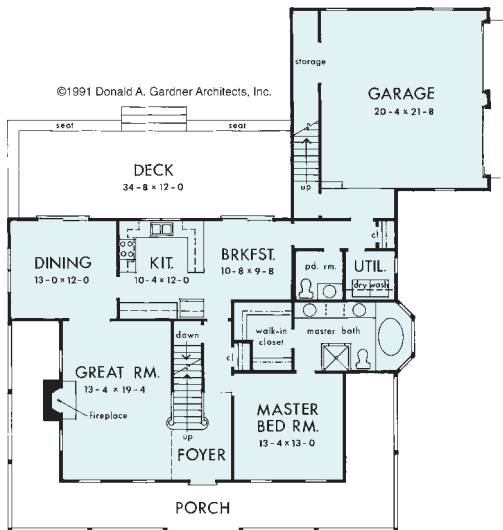
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\$810

8-SET
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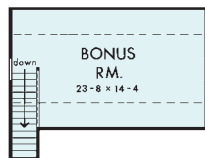
REPRO
\$1,130

CAD
N/A

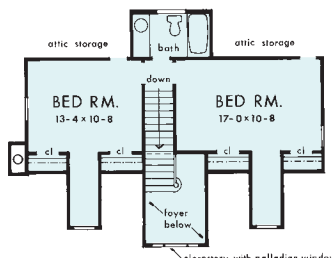
PDF
\$1,130



FIRST FLOOR



OPTIONAL BONUS SPACE



SECOND FLOOR



PLAN#	HWD0700143
STYLE:	TIDEWATER
BEDROOMS:	3
BATHROOMS:	2½
SQUARE FOOTAGE:	1,898
BONUS SPACE:	393 SQ. FT.
DIMENSIONS:	59' 0" w x 64' 0" d

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5-SET
\$810

8-SET
\$870

REPRO
\$1,130

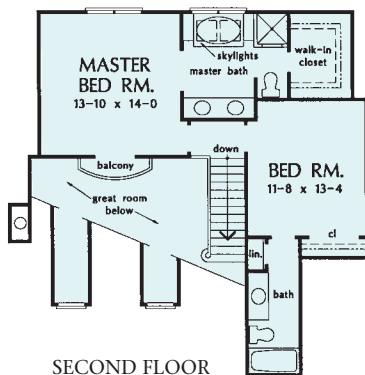
CAD
N/A

PDF
\$1,130

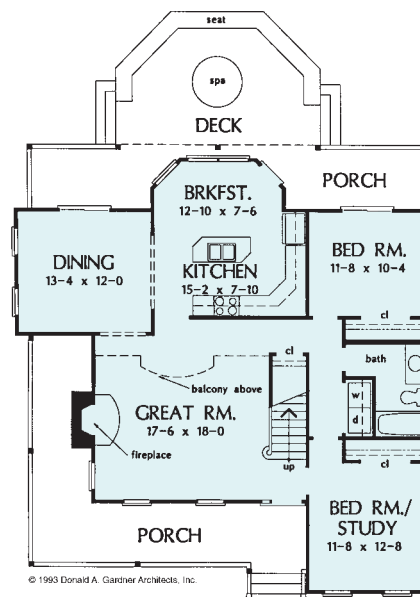
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PLAN#	HWD0700144
STYLE:	FARMHOUSE
BEDROOMS:	4
BATHROOMS:	3
SQUARE FOOTAGE:	1,936
DIMENSIONS:	41' 6"W x 44' 8"D



SECOND FLOOR



FIRST FLOOR

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5-SET
\$810

8-SET
\$870

REPRO
\$1,130

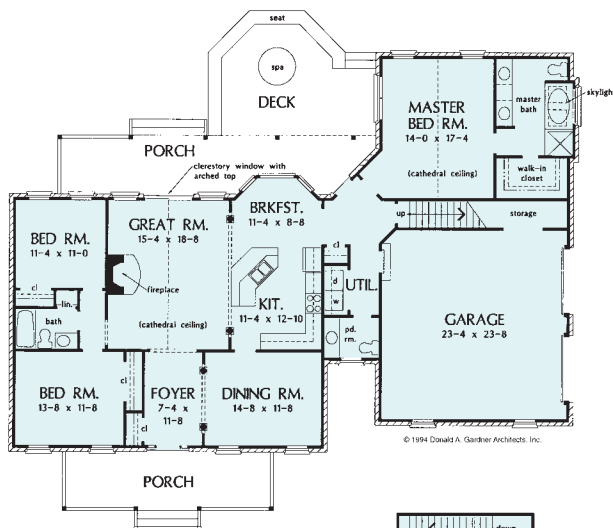
CAD
N/A

PDF
\$1,130

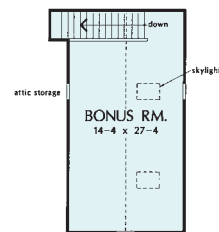
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PLAN#	HWD0700145
STYLE:	COUNTRY
BEDROOMS:	3
BATHROOMS:	2½
SQUARE FOOTAGE:	1,954
BONUS SPACE:	436 SQ. FT.
DIMENSIONS:	71' 3"W x 62' 6"D



REAR EXTERIOR



OPTIONAL BONUS SPACE

5-SET
\$810

8-SET
\$870

REPRO
\$1,130

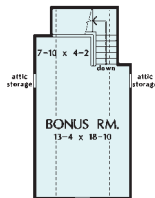
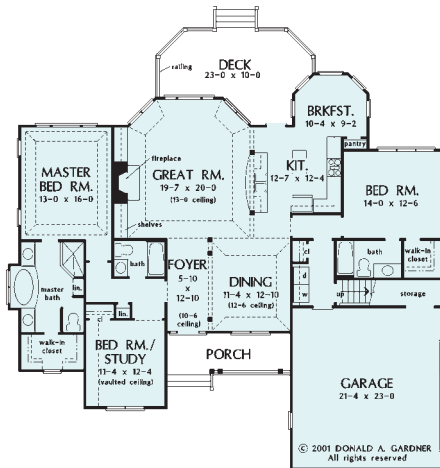
CAD
N/A

PDF
\$1,130

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OPTIONAL BONUS SPACE



PLAN# HWD0700146

STYLE: CRAFTSMAN

BEDROOMS: 3

BATHROOMS: 3

SQUARE FOOTAGE: 1,971

BONUS SPACE: 358 SQ. FT.

DIMENSIONS: 62' 6" W x 57' 2" D



REAR EXTERIOR

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5-SET
\$810

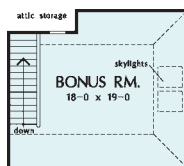
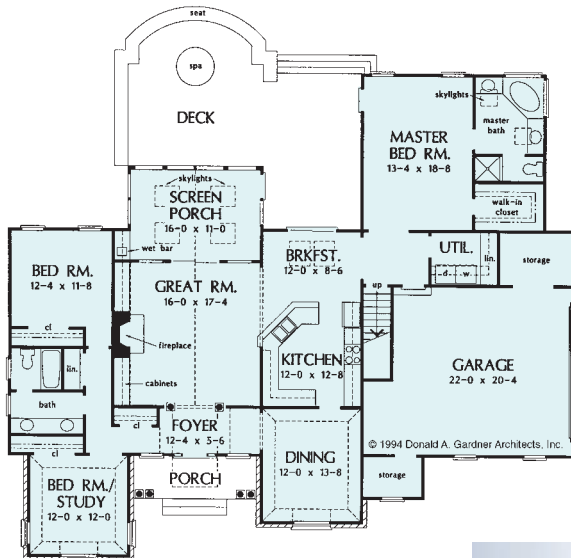
8-SET
\$870

REPRO
\$1,130

CAD
N/A

PDF
\$1,130

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OPTIONAL BONUS SPACE



PLAN# HWD0700147

STYLE: NEW AMERICAN

BEDROOMS: 3

BATHROOMS: 2

SQUARE FOOTAGE: 1,977

BONUS SPACE: 430 SQ. FT.

DIMENSIONS: 69' 8" W x 59' 6" D



REAR EXTERIOR

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\$810

8-SET
\$870

REPRO
\$1,130

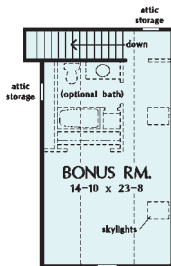
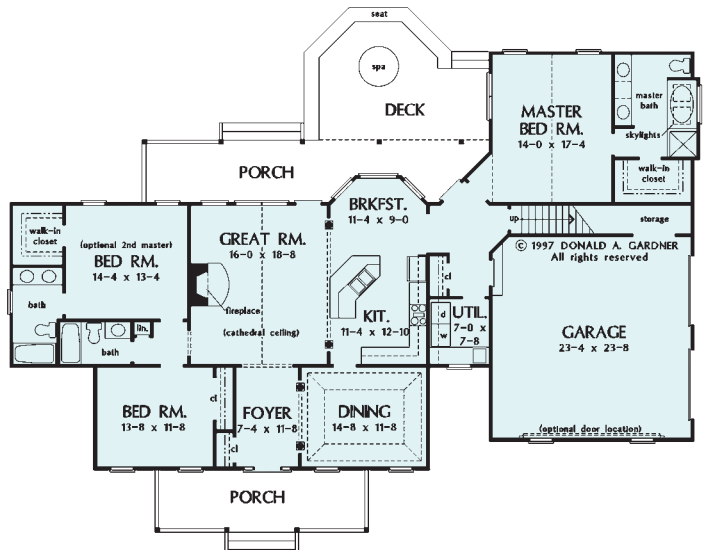
CAD
N/A

PDF
\$1,130

DESIGNS BY DONALD A. GARDNER ARCHITECTS



1997 Donald A. Gardner Architects, Inc.

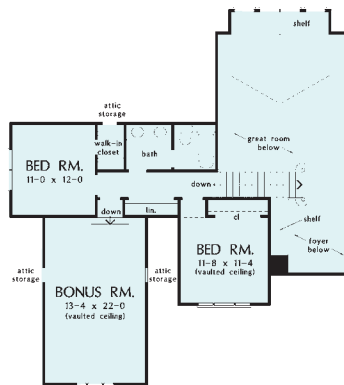


OPTIONAL BONUS SPACE

PLAN#	HWD0700148
STYLE:	COUNTRY
BEDROOMS:	3
BATHROOMS:	3
SQUARE FOOTAGE:	2,057
BONUS SPACE:	444 SQ. FT.
DIMENSIONS:	80' 10"W x 61' 6"D

5-SET \$855	8-SET \$915	REPRO \$1,200	CAD N/A	PDF \$1,200
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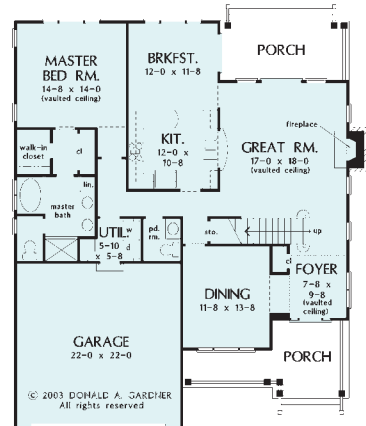


SECOND FLOOR

PLAN#	HWD0700149
STYLE:	COTTAGE
BEDROOMS:	3
BATHROOMS:	2½
SQUARE FOOTAGE:	2,073
BONUS SPACE:	320 SQ. FT.
DIMENSIONS:	47' 0"W x 55' 0"D



REAR EXTERIOR



FIRST FLOOR

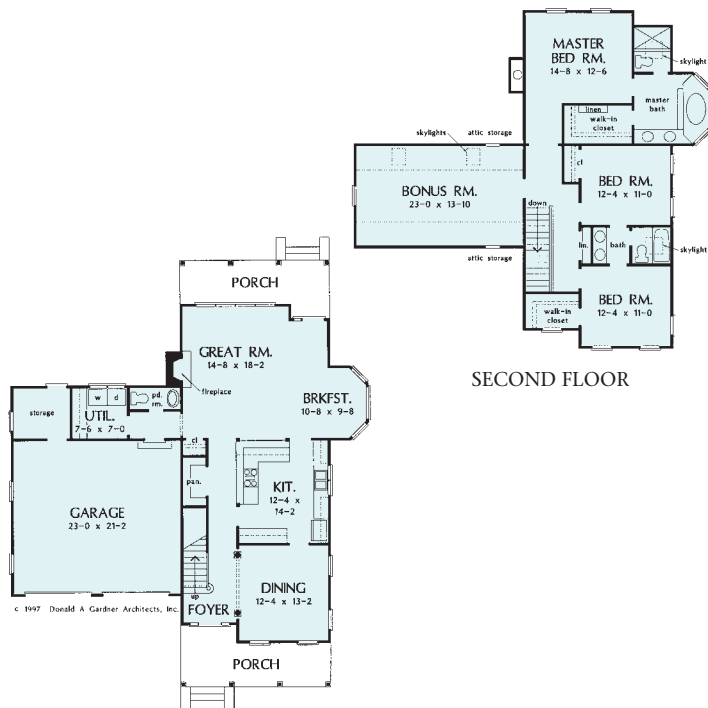
5-SET \$855	8-SET \$915	REPRO \$1,200	CAD N/A	PDF \$1,200
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SECOND FLOOR

FIRST FLOOR



PLAN# HWD0700150

STYLE: COUNTRY

BEDROOMS: 3

BATHROOMS: 2½

SQUARE FOOTAGE: 2,073

BONUS SPACE: 338 SQ. FT.

DIMENSIONS: 49' 4"W x 58' 10"D

Visit ePlans.com/designer07 to see more detailed images of this plan.

5-SET
\$855

8-SET
\$915

REPRO
\$1,200

CAD
N/A

PDF
\$1,200

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OPTIONAL BONUS SPACE



PLAN# HWD0700151

STYLE: COUNTRY

BEDROOMS: 3

BATHROOMS: 2½

SQUARE FOOTAGE: 2,078

BONUS SPACE: 339 SQ. FT.

DIMENSIONS: 79' 10"W x 68' 8"D



REAR EXTERIOR

Bonus rooms generally are not calculated in the total square footage of a home.

5-SET
\$855

8-SET
\$915

REPRO
\$1,200

CAD
N/A

PDF
\$1,200

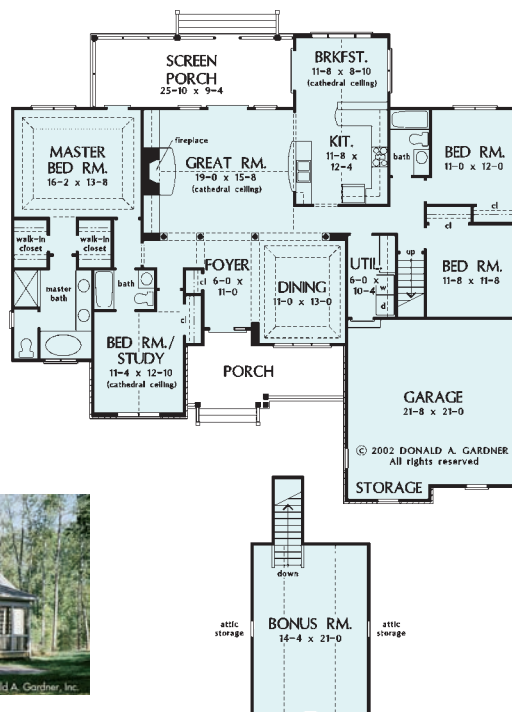
DESIGNS BY DONALD A. GARDNER ARCHITECTS



PLAN#	HWD0700152
STYLE:	COTTAGE
BEDROOMS:	4
BATHROOMS:	3
SQUARE FOOTAGE:	2,097
BONUS SPACE:	352 SQ. FT.
DIMENSIONS:	64' 10"W x 59' 6"D



REAR EXTERIOR



OPTIONAL BONUS SPACE

5-SET
\$855

8-SET
\$915

REPRO
\$1,200

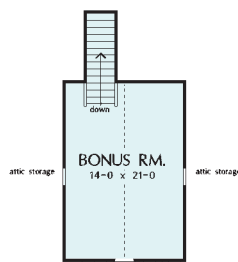
CAD
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PDF
\$1,200

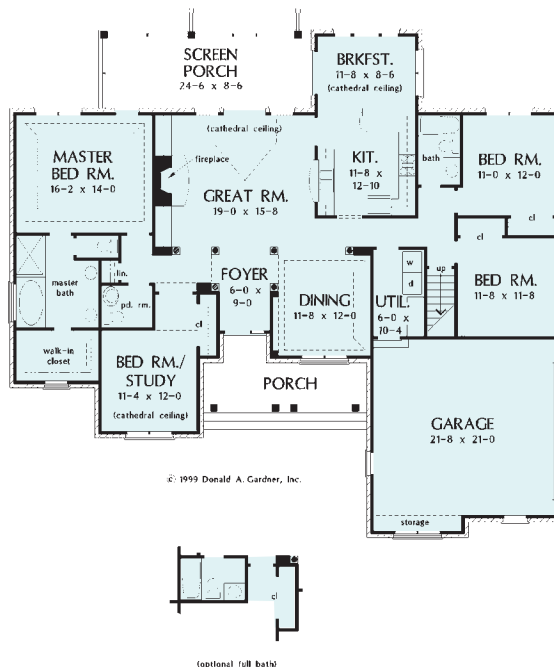
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PLAN#	HWD0700153
STYLE:	COUNTRY
BEDROOMS:	4
BATHROOMS:	2½
SQUARE FOOTAGE:	2,151
BONUS SPACE:	354 SQ. FT.
DIMENSIONS:	65' 9"W x 60' 5"D



OPTIONAL BONUS SPACE



ALTERNATE LAYOUT

5-SET
\$855

8-SET
\$915

REPRO
\$1,200

CAD
N/A

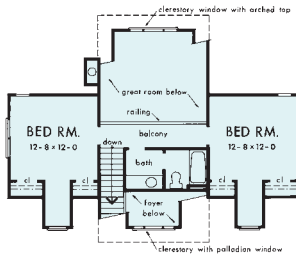
PDF
\$1,200

A materials list outlines your home's building materials, simplifying your cost-to-build estimate.

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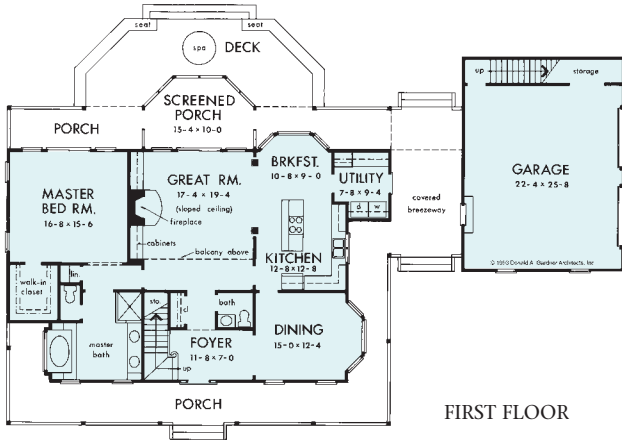
DESIGNS BY DONALD A. GARDNER ARCHITECTS



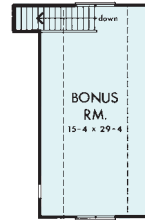
SECOND FLOOR



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FIRST FLOOR



OPTIONAL BONUS SPACE

PLAN# HWD0700154

STYLE: FARMHOUSE

BEDROOMS: 3

BATHROOMS: 2½

SQUARE FOOTAGE: 2,188

BONUS SPACE: 495 SQ. FT.

DIMENSIONS: 87'0"W x 51'0"D

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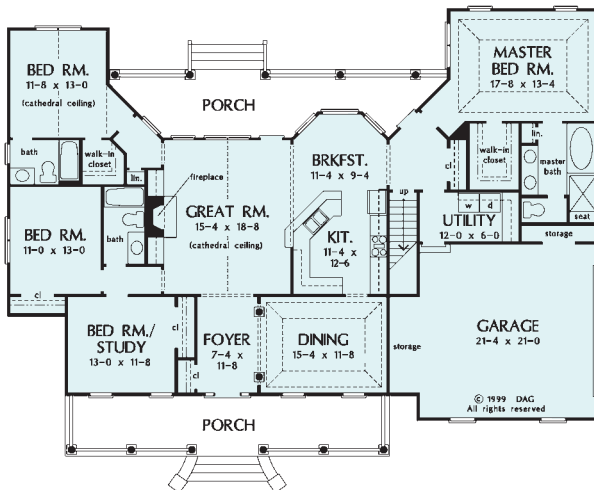
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8-SET
\$915

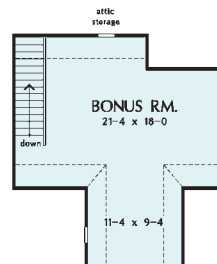
REPRO
\$1,200

CAD
N/A

PDF
\$1,200



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OPTIONAL BONUS SPACE

PLAN# HWD0700155

STYLE: FARMHOUSE

BEDROOMS: 4

BATHROOMS: 3

SQUARE FOOTAGE: 2,195

BONUS SPACE: 556 SQ. FT.

DIMENSIONS: 71'8"W x 54'4"D

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5-SET
\$855

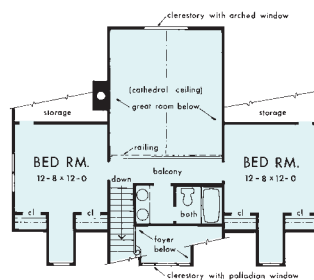
8-SET
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REPRO
\$1,200

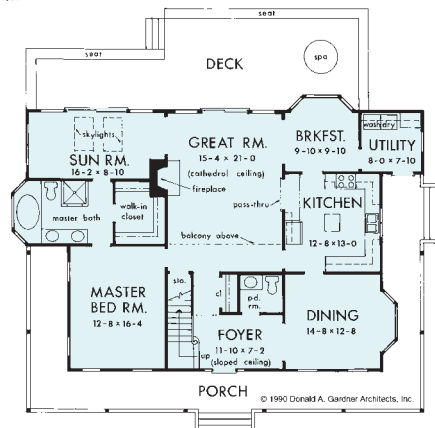
CAD
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PDF
\$1,200

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SECOND FLOOR



FIRST FLOOR

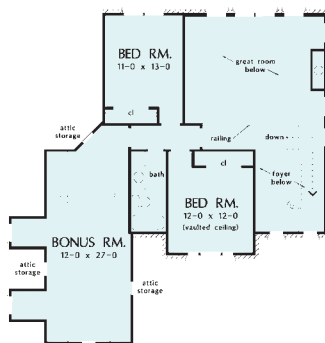


REAR EXTERIOR

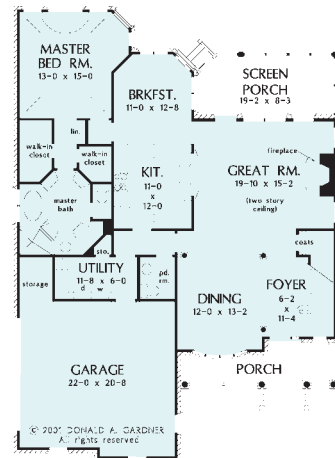
PLAN#	HWD0700156
STYLE:	TIDEWATER
BEDROOMS:	3
BATHROOMS:	2½
SQUARE FOOTAGE:	2,218
DIMENSIONS:	55' 0" W x 42' 4" D

5-SET \$855	8-SET \$915	REPRO \$1,200	CAD N/A	PDF \$1,200
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SECOND FLOOR



FIRST FLOOR



REAR EXTERIOR

PLAN#	HWD0700157
STYLE:	COUNTRY
BEDROOMS:	3
BATHROOMS:	2½
SQUARE FOOTAGE:	2,222
BONUS SPACE:	415 SQ. FT.
DIMENSIONS:	46' 3" W x 64' 7" D

5-SET \$855	8-SET \$915	REPRO \$1,200	CAD N/A	PDF \$1,200
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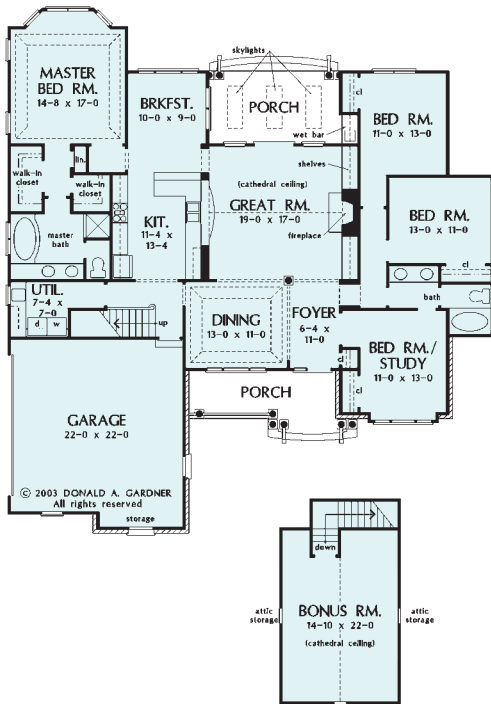
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OPTIONAL BONUS SPACE



REAR EXTERIOR

PLAN#	HWD0700158
STYLE:	COTTAGE
BEDROOMS:	4
BATHROOMS:	2
SQUARE FOOTAGE:	2,243
BONUS SPACE:	332 SQ. FT.
DIMENSIONS:	62' 0" W x 67' 2" D

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5-SET
\$855

8-SET
\$915

REPRO
\$1,200

CAD
N/A

PDF
\$1,200

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FIRST FLOOR

SECOND FLOOR



REAR EXTERIOR

PLAN#	HWD0700159
STYLE:	COUNTRY
BEDROOMS:	4
BATHROOMS:	3
SQUARE FOOTAGE:	2,276
BONUS SPACE:	315 SQ. FT.
DIMENSIONS:	54' 8" W x 53' 2" D

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5-SET
\$855

8-SET
\$915

REPRO
\$1,200

CAD
N/A

PDF
\$1,200

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PLAN#

HWD0700160

STYLE: FARMHOUSE

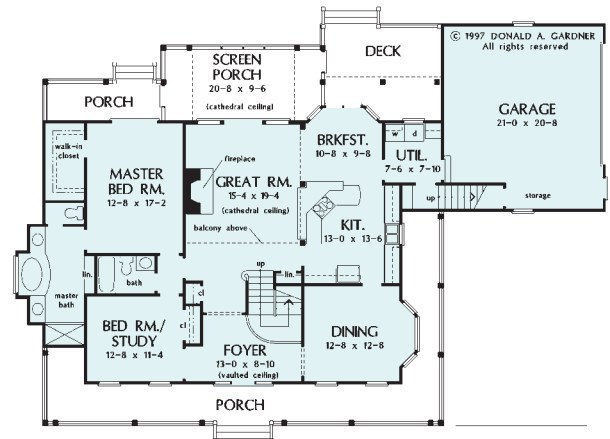
BEDROOMS: 4

BATHROOMS: 3

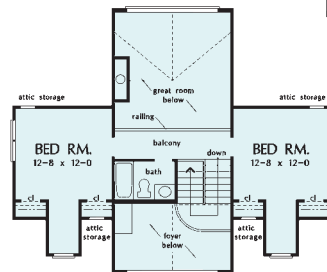
SQUARE FOOTAGE: 2,298

BONUS SPACE: 350 SQ. FT.

DIMENSIONS: 77' 11"W x 53' 2"D



FIRST FLOOR



SECOND FLOOR



OPTIONAL BONUS SPACE

5-SET
\$855

8-SET
\$915

REPRO
\$1,200

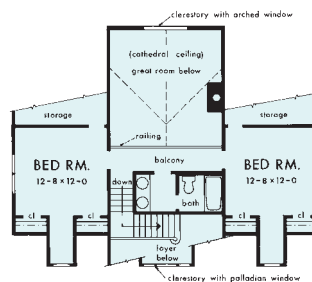
CAD
N/A

PDF
\$1,200

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SECOND FLOOR

PLAN#

HWD0700161

STYLE: TIDEWATER

BEDROOMS: 4

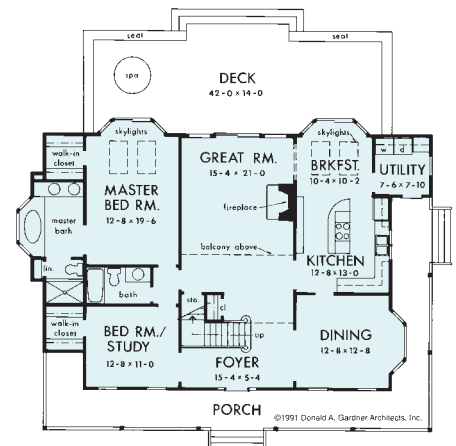
BATHROOMS: 3

SQUARE FOOTAGE: 2,321

DIMENSIONS: 56' 8"W x 42' 4"D



REAR EXTERIOR



FIRST FLOOR

5-SET
\$855

8-SET
\$915

REPRO
\$1,200

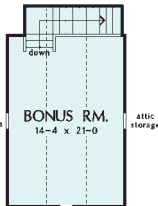
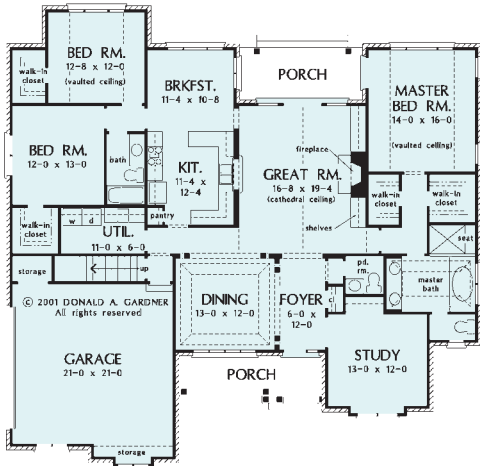
CAD
N/A

PDF
\$1,200

Garages and porches are never calculated in the total square footage of a home.

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OPTIONAL BONUS SPACE



REAR EXTERIOR



PLAN# HWD0700162

STYLE:	COTTAGE
BEDROOMS:	3
BATHROOMS:	2½
SQUARE FOOTAGE:	2,330
BONUS SPACE:	364 SQ. FT.
DIMENSIONS:	62' 3"W x 60' 6"D

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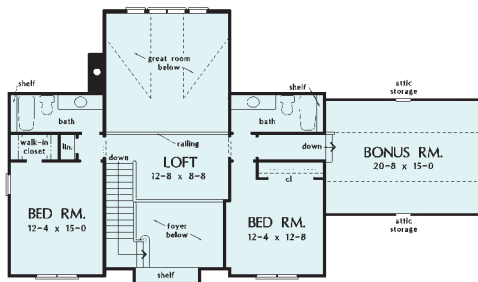
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8-SET
\$915

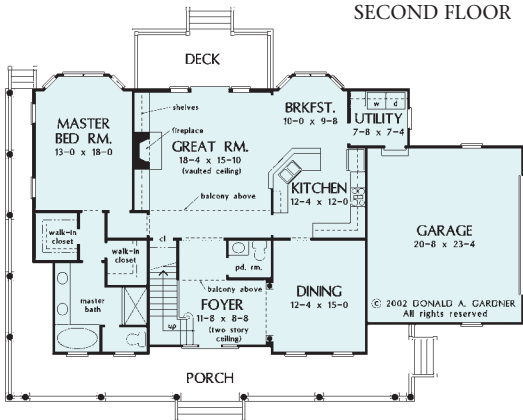
REPRO
\$1,200

CAD
N/A

PDF
\$1,200



SECOND FLOOR



FIRST FLOOR

PLAN# HWD0700163

STYLE:	FARMHOUSE
BEDROOMS:	3
BATHROOMS:	3½
SQUARE FOOTAGE:	2,384
BONUS SPACE:	359 SQ. FT.
DIMENSIONS:	69' 8"W x 44' 0"D

Many of our plans have been enhanced over the years based on buyer and builder feedback.

5-SET
\$855

8-SET
\$915

REPRO
\$1,200

CAD
N/A

PDF
\$1,200

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PLAN# HWD0700164

STYLE: FARMHOUSE

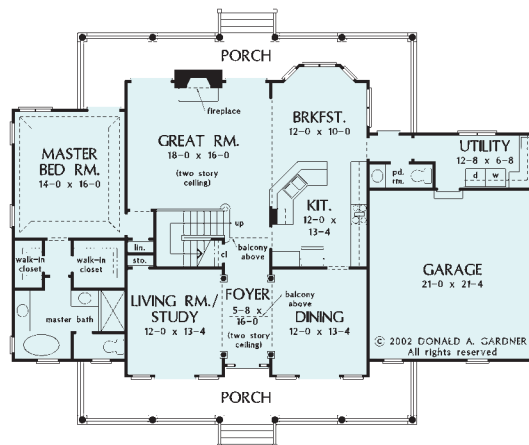
BEDROOMS: 4

BATHROOMS: 3½

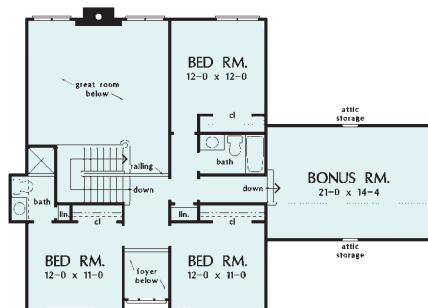
SQUARE FOOTAGE: 2,521

BONUS SPACE: 349 SQ. FT.

DIMENSIONS: 66' 8" W x 49' 8" D



FIRST FLOOR



SECOND FLOOR

5-SET
\$895

8-SET
\$955

REPRO
\$1,270

CAD
N/A

PDF
\$1,270

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PLAN# HWD0700165

STYLE: FARMHOUSE

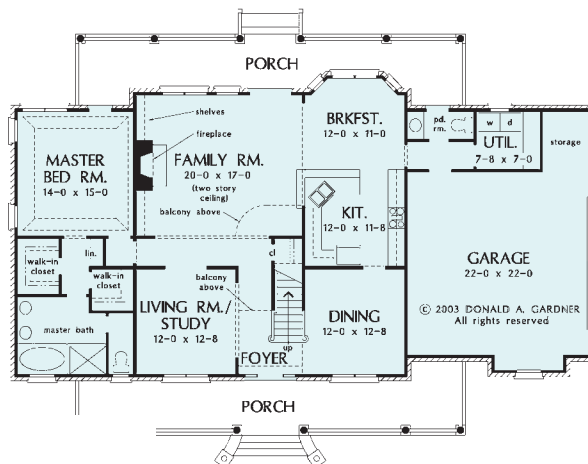
BEDROOMS: 4

BATHROOMS: 3½

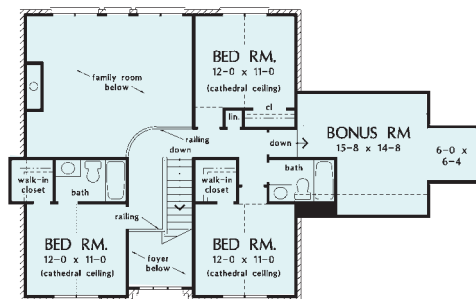
SQUARE FOOTAGE: 2,586

BONUS SPACE: 264 SQ. FT.

DIMENSIONS: 70' 7" W x 48' 4" D



FIRST FLOOR



SECOND FLOOR

5-SET
\$895

8-SET
\$955

REPRO
\$1,270

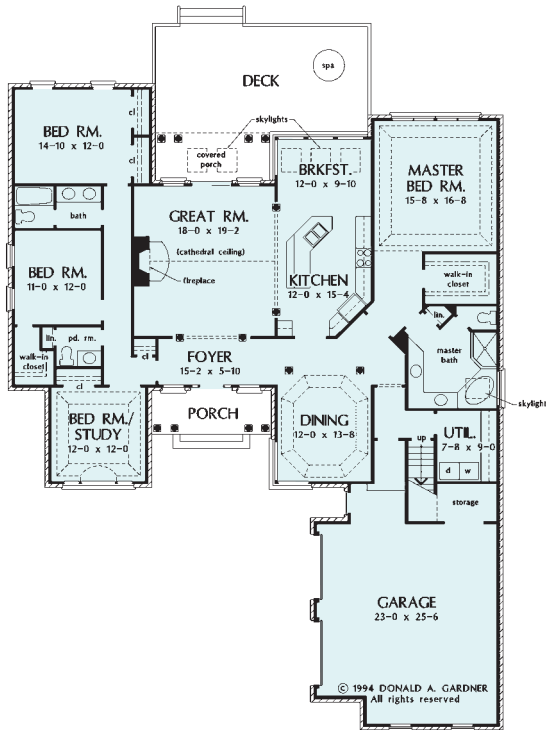
CAD
N/A

PDF
\$1,270

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OPTIONAL BONUS SPACE



PLAN#	HWD0700166
STYLE:	NEW AMERICAN
BEDROOMS:	4
BATHROOMS:	2½
SQUARE FOOTAGE:	2,625
BONUS SPACE:	447 SQ. FT.
DIMENSIONS:	63' 1"W x 90' 2"D

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5-SET
\$895

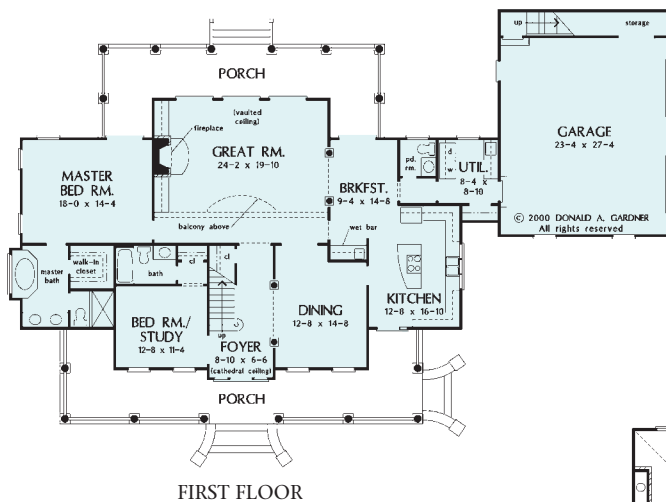
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REPRO
\$1,270

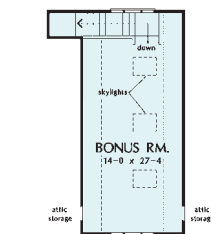
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PDF
\$1,270

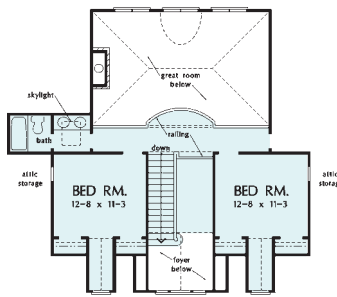
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FIRST FLOOR



OPTIONAL BONUS SPACE



SECOND FLOOR

PLAN#	HWD0700167
STYLE:	COUNTRY
BEDROOMS:	4
BATHROOMS:	3½
SQUARE FOOTAGE:	2,661
BONUS SPACE:	483 SQ. FT.
DIMENSIONS:	92' 0"W x 57' 8"D

When accuracy matters, a materials list will help you and your builder more accurately estimate your cost-to-build.

5-SET
\$895

8-SET
\$955

REPRO
\$1,270

CAD
N/A

PDF
\$1,270

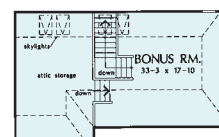
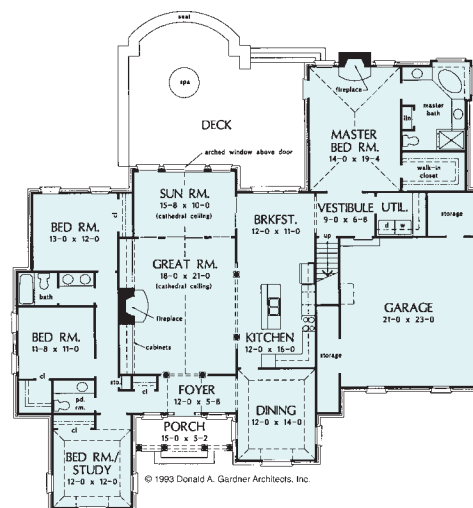
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PLAN#	HWD0700168
STYLE:	COUNTRY
BEDROOMS:	4
BATHROOMS:	2½
SQUARE FOOTAGE:	2,663
BONUS SPACE:	653 SQ. FT.
DIMENSIONS:	72' 7" W x 71' 5" D



REAR EXTERIOR



OPTIONAL BONUS SPACE

5-SET
\$895

8-SET
\$955

REPRO
\$1,270

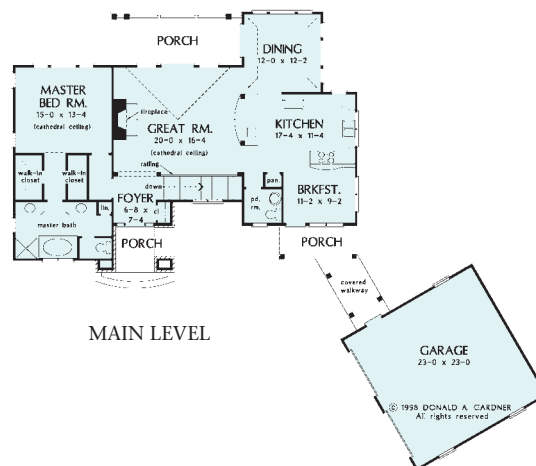
CAD
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PDF
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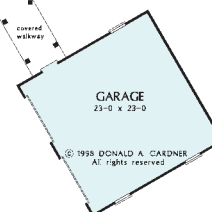
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MAIN LEVEL



PLAN#

HWD0700169

STYLE: FRENCH COUNTRY

BEDROOMS: 3

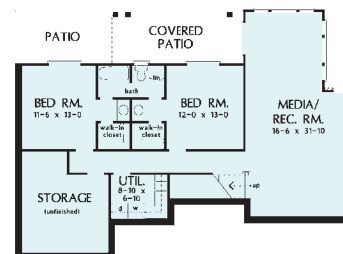
BATHROOMS: 2½

SQUARE FOOTAGE: 2,683

DIMENSIONS: 54' 0" W x 40' 8" D



REAR EXTERIOR



LOWER LEVEL

5-SET
\$895

8-SET
\$955

REPRO
\$1,270

CAD
N/A

PDF
\$1,270

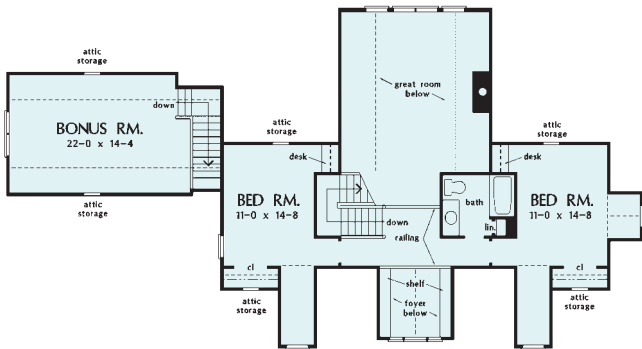
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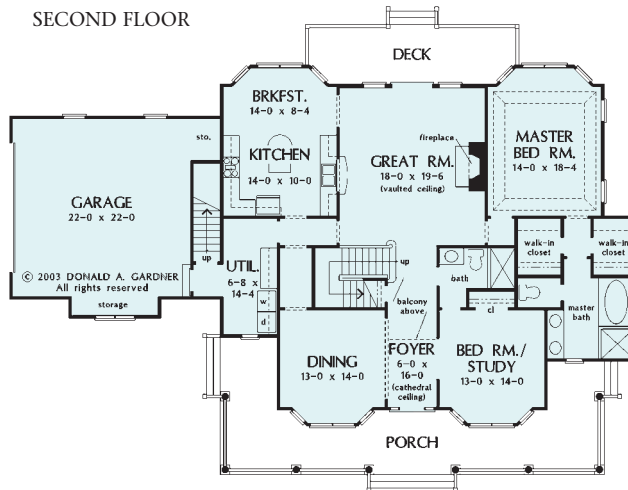
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SECOND FLOOR



FIRST FLOOR

PLAN# HWD0700170

STYLE: TIDEWATER

BEDROOMS: 4

BATHROOMS: 3

SQUARE FOOTAGE: 2,693

BONUS SPACE: 377 SQ. FT.

DIMENSIONS: 77' 4" W x 50' 8" D

This farmhouse has a touch of Lowcountry flair. Columns and dormers accent a deep porch, while gables and half-circle transoms add angles and soft curves for architectural interest. Floor space is expanded by bay windows, which usher light into the home. Convenient features such as a central kitchen island, large utility room/mudroom, and two built-in desks in the secondary bedrooms make living easier for active families. A versatile study/bedroom adds flexibility.

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5-SET
\$895

8-SET
\$955

REPRO
\$1,270

CAD
N/A

PDF
\$1,270

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PLAN# HWD0700124

STYLE: CRAFTSMAN

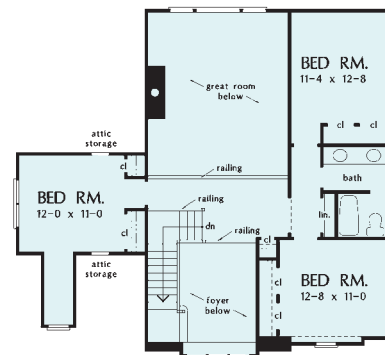
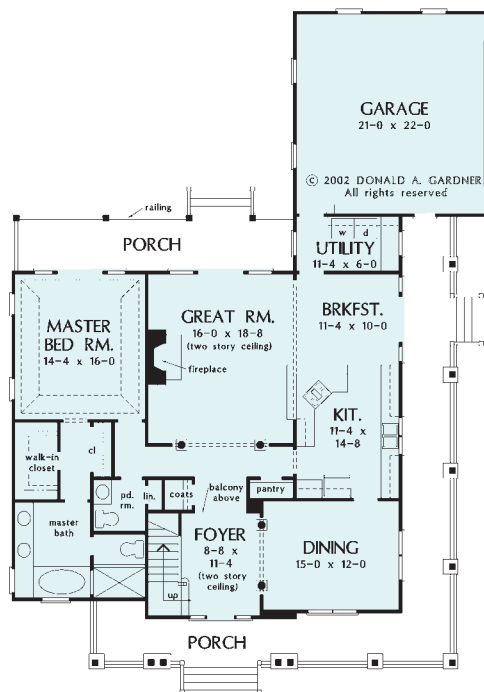
BEDROOMS: 4

BATHROOMS: 2½

SQUARE FOOTAGE: 2,490

DIMENSIONS: 52' 8" W x 67' 0" D

This glorious farmhouse was designed with family living in mind. The wraparound porch is accented with stone and columns, and varying window detail. The swanky master suite takes up the left wing with its enormous private bath and double closets. To the right of the plan, the spacious kitchen is bookended by a formal dining room at the front and a cozy breakfast nook to the rear. A utility room opens to the garage. Upstairs, three bedrooms share a bath as well as attic storage.



REAR EXTERIOR

5-SET
\$855

8-SET
\$915

REPRO
\$1,200

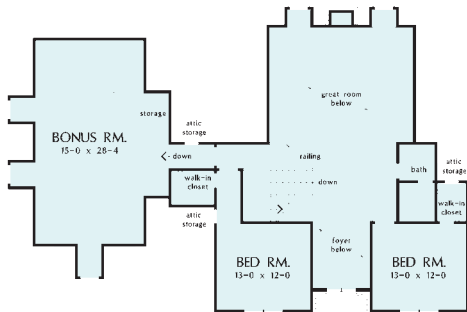
CAD
N/A

PDF
\$1,200

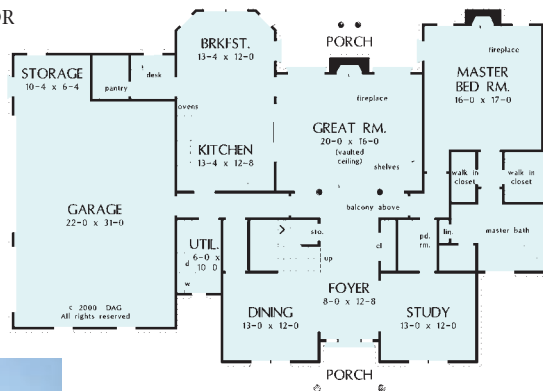
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SECOND FLOOR



FIRST FLOOR



REAR EXTERIOR

PLAN# HWD0700172

STYLE: NEW AMERICAN

BEDROOMS: 3

BATHROOMS: 2½

SQUARE FOOTAGE: 2,955

BONUS SPACE: 563 SQ. FT.

DIMENSIONS: 75' 1"W x 53' 6"D

Hipped rooflines, sunburst windows, and French-style shutters are the defining elements of this home's exterior. The lavish great room is complete with a fireplace, built-in shelves, a vaulted ceiling, and views to the rear patio. The island kitchen easily accesses a pantry and a desk and flows into the bayed breakfast area. The first-floor master bedroom boasts a fireplace and an amenity-filled private bath. Two additional bedrooms reside upstairs, along with a sizable bonus room.

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5-SET
\$895

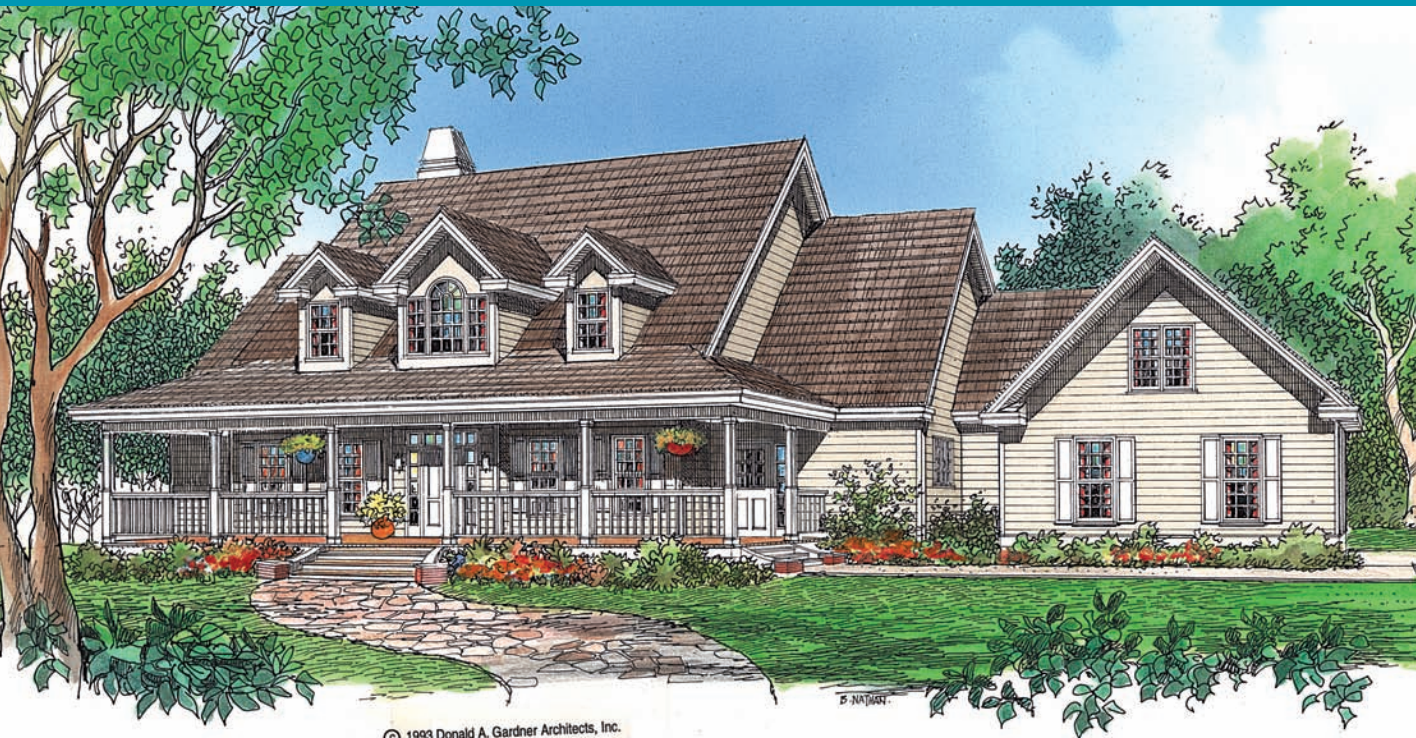
8-SET
\$955

REPRO
\$1,270

CAD
N/A

PDF
\$1,270

DESIGNS BY DONALD A. GARDNER ARCHITECTS



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PLAN# HWD0700173

STYLE: TIDEWATER

BEDROOMS: 5

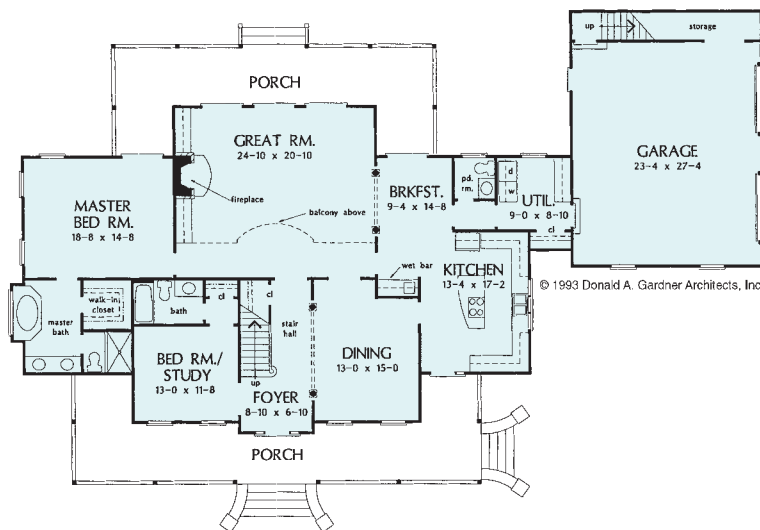
BATHROOMS: 3½

SQUARE FOOTAGE: 3,037

BONUS SPACE: 483 SQ. FT.

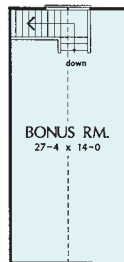
DIMENSIONS: 94'0"W x 58'4"D

Country living is at its best in this spacious, five-bedroom house with a wraparound porch. A Palladian window dormer and clerestory windows provide exciting visual elements to the exterior and natural light to the interior. The great room boasts a fireplace, bookshelves, and a cathedral ceiling that allows the curved balcony to overlook from above. Features such as a large cooktop island in the kitchen, a wet bar, a bedroom/study combo, and generous bonus room over the garage set this plan apart from the rest.

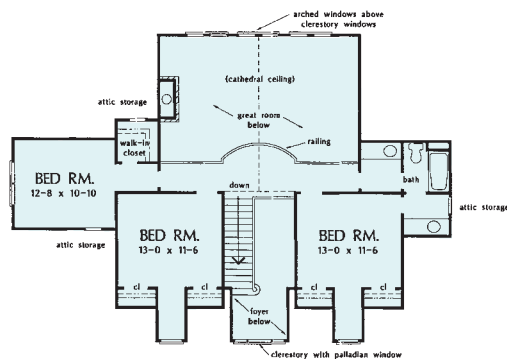


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FIRST FLOOR



OPTIONAL BONUS SPACE



SECOND FLOOR

5-SET
\$970

8-SET
\$1,030

REPRO
\$1,360

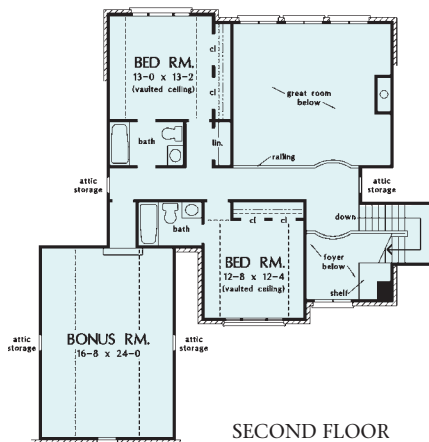
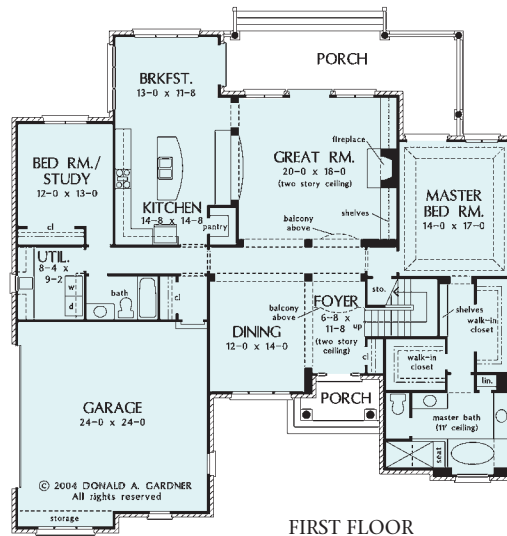
CAD
N/A

PDF
\$1,360

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REAR EXTERIOR

PLAN#	HWD0700174
STYLE:	NEW AMERICAN
BEDROOMS:	4
BATHROOMS:	4
SQUARE FOOTAGE:	3,155
BONUS SPACE:	454 SQ. FT.
DIMENSIONS:	63' 9"W x 63' 11"D

Gables create quite an impression on this home. A metal roof caps the front porch, and arched transoms add architectural interest. Inside, a balcony and columns divide the foyer from the great room. Built-in cabinetry, a walk-in pantry, and a central island complete the kitchen. Other features include a large utility room, versatile study/bedroom, and a bonus room. The master suite features a tray ceiling, porch access, dual walk-in closets, and a private bath with a garden tub, shower with seat, and dual vanities.

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5-SET
\$970

8-SET
\$1,030

REPRO
\$1,360

CAD
N/A

PDF
\$1,360

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PLAN#

HWD0700175

STYLE: FARMHOUSE

BEDROOMS: 4

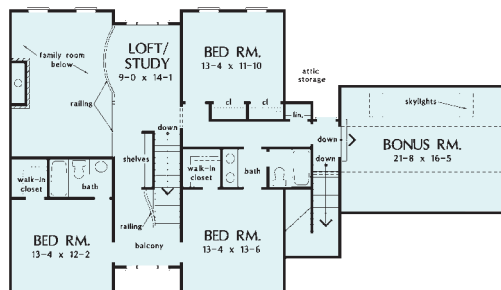
BATHROOMS: 3½

SQUARE FOOTAGE: 3,163

BONUS SPACE: 403 SQ. FT.

DIMENSIONS: 81'10"W x 51'8"D

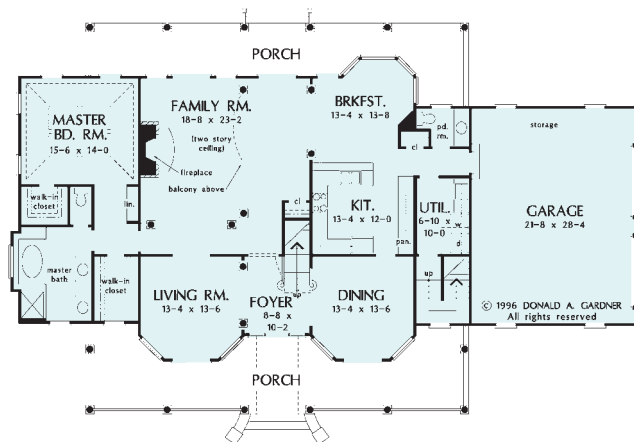
This beautiful farmhouse, with its prominent twin gables and bays, has just the right amount of country style. The master suite is quietly tucked away downstairs with no rooms directly above. The family cook will love the spacious U-shaped kitchen and adjoining bayed breakfast nook. A bonus room awaits expansion on the second floor, where three large bedrooms share two full baths.



SECOND FLOOR



REAR EXTERIOR



FIRST FLOOR

5-SET
\$970

8-SET
\$1,030

REPRO
\$1,360

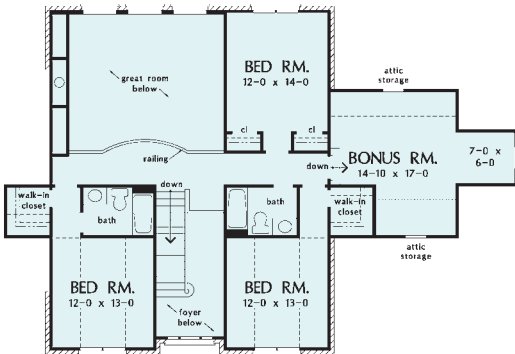
CAD
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PDF
\$1,360

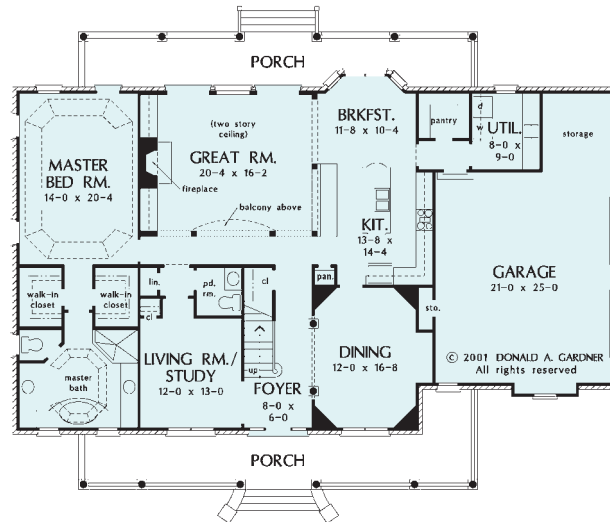
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SECOND FLOOR



FIRST FLOOR

PLAN# HWD0700176

STYLE: FARMHOUSE

BEDROOMS: 4

BATHROOMS: 3½

SQUARE FOOTAGE: 3,167

BONUS SPACE: 281 SQ. FT.

DIMENSIONS: 71' 11"W x 54' 4"D

Practically symmetrical, this country home enjoys a spacious covered porch both front and back. The formal dining room has clipped corners, creating an elegant octagon which is a repeated pattern in the tray ceilings of the master bedroom and master bath. The efficient kitchen is placed between the breakfast bay and the dining room. The great room offers a balcony overlook, a fireplace, and a window wall that accesses the rear porch. The master suite is the highlight of this design with twin walk-in closets and a lavish private bath.

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5-SET
\$970

8-SET
\$1,030

REPRO
\$1,360

CAD
N/A

PDF
\$1,360

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PLAN# HWD0700177

STYLE: COTTAGE

BEDROOMS: 3

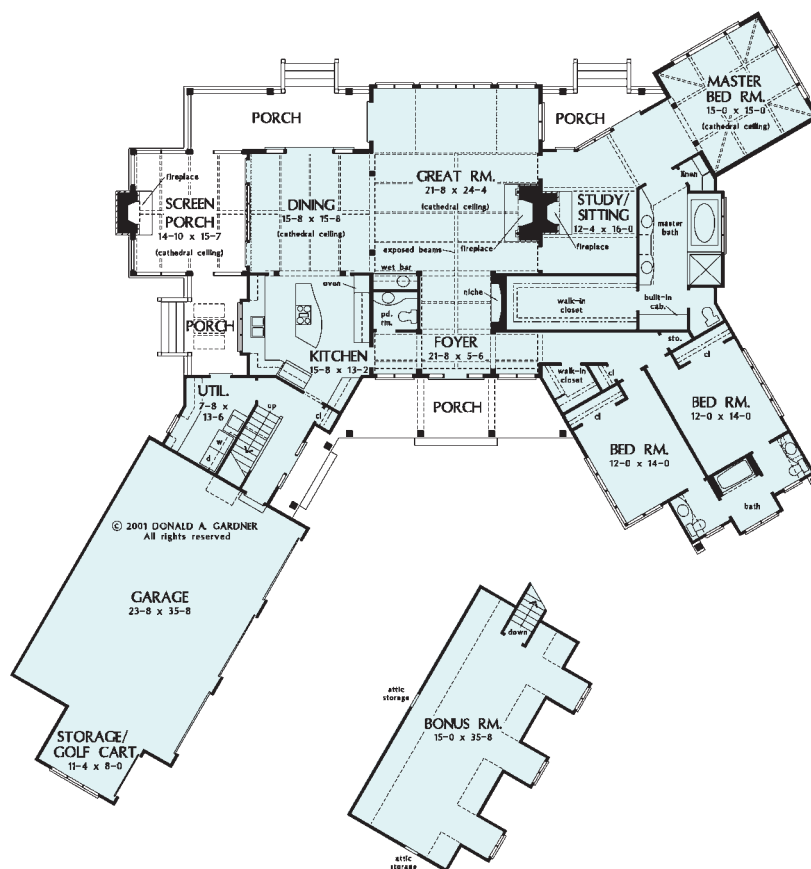
BATHROOMS: 2½

SQUARE FOOTAGE: 3,188

BONUS SPACE: 615 SQ. FT.

DIMENSIONS: 106' 4" W × 104' 1" D

This incredible home evokes images of stately southwestern ranches with classic wood detailing and deep eaves. An arched entryway mimics the large clerestory above it. Equally impressive, the interior boasts three fireplaces—one within a scenic screened porch. An art niche complements the foyer, and a wet bar enhances the great room. Columns help distinguish rooms without enclosing space. The extraordinary master suite features a large study/sitting area and bedroom with exposed beams in a hipped cathedral ceiling.



OPTIONAL BONUS SPACE

5-SET
\$970

8-SET
\$1,030

REPRO
\$1,360

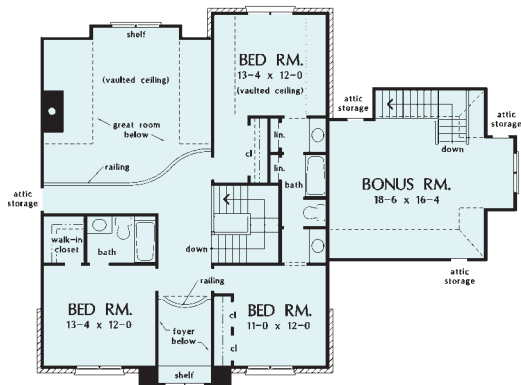
CAD
N/A

PDF
\$1,360

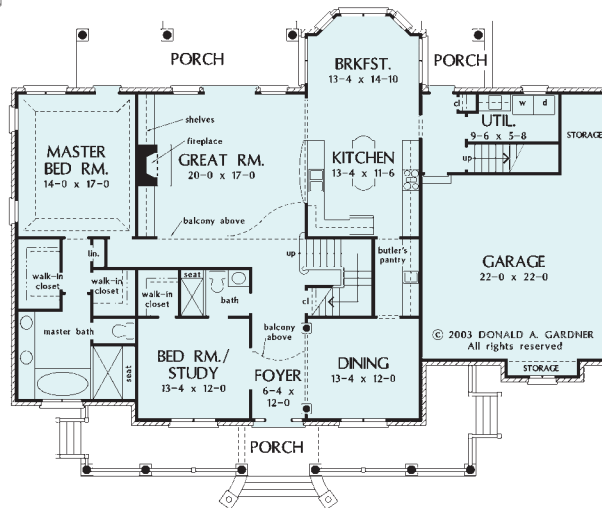
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SECOND FLOOR



FIRST FLOOR

PLAN# HWD0700178

STYLE: FARMHOUSE

BEDROOMS: 5

BATHROOMS: 4

SQUARE FOOTAGE: 3,196

BONUS SPACE: 402 SQ. FT.

DIMENSIONS: 71' 11"W x 55' 10"D

With a hipped roof, wide porch, and custom transoms, this home combines the best of country and traditional styles. The floor plan features well-defined rooms yet remains open and family-friendly. Two-story ceilings highlight the foyer and great room, which are separated by a curved second-floor balcony. Built-in cabinets flank the fireplace, and a counter with a double sink and breakfast bar joins the kitchen to the great room. Special elements include a bay window in the breakfast nook and a shower seat in the master bath.

A predrawn home plan can save you tens of thousands of dollars in typical architect fees.

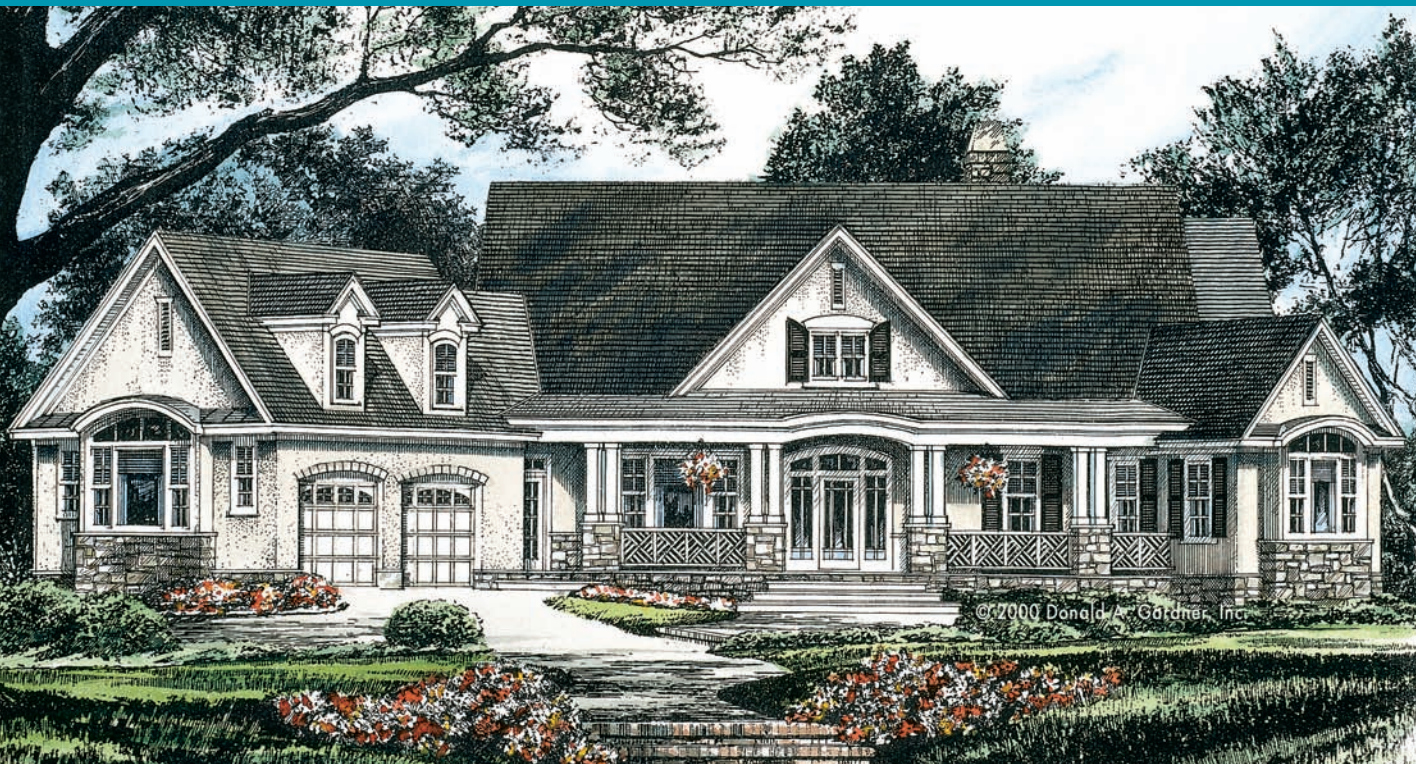
5-SET
\$970

8-SET
\$1,030

REPRO
\$1,360

CAD
N/A

PDF
\$1,360



PLAN# HWD0700179

STYLE: CRAFTSMAN

BEDROOMS: 4

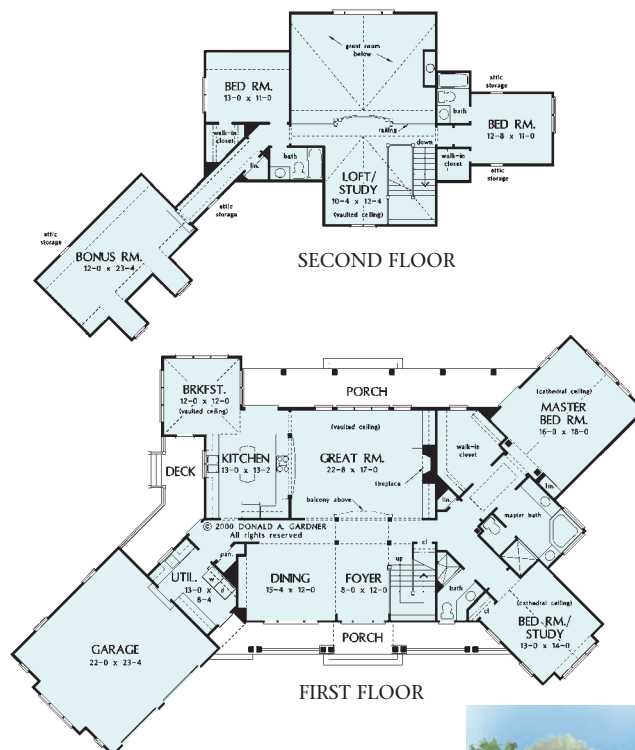
BATHROOMS: 4

SQUARE FOOTAGE: 3,219

BONUS SPACE: 419 SQ. FT.

DIMENSIONS: 99' 10"W x 66' 2"D

This design brings back the elegance of days gone by, yet its modern layout creates a traffic flow for easy living. Columns partition space without enclosing it, while built-ins in the great room and counter space in the utility/mudroom add convenience. Cathedral ceilings highlight the master bedroom and bedroom/study, while vaulted ceilings top the breakfast area and loft/study. The bonus room offers a variety of uses, and its position allows the room to keep recreational noise away from the rest of the house.



REAR EXTERIOR

5-SET
\$970

8-SET
\$1,030

REPRO
\$1,360

CAD
N/A

PDF
\$1,360

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PLAN# HWD0700180

STYLE: CRAFTSMAN

BEDROOMS: 4

BATHROOMS: 3

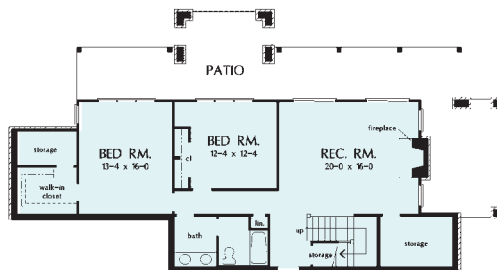
SQUARE FOOTAGE: 3,301

DIMENSIONS: 83' 0" W x 74' 4" D

Twin dormers, shingled siding, and a stone chimney produce a rustic look for this four-bedroom mountain retreat. Exposed beams span the vaulted ceiling, controlling the height of the great room and kitchen. Nearby, two decks, a screened porch, and a spacious patio provide plenty of room for outdoor entertaining and seasonal enjoyment.



REAR EXTERIOR



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5-SET
\$970

8-SET
\$1,030

REPRO
\$1,360

CAD
N/A

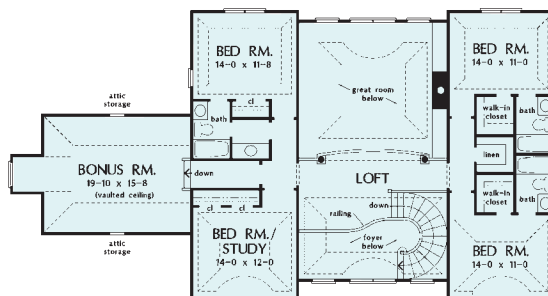
PDF
\$1,360

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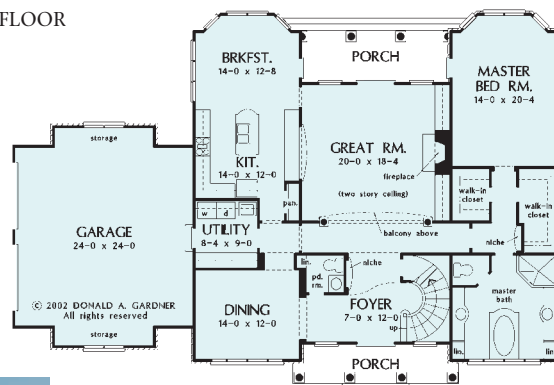


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PLAN#	HWD0700181
STYLE:	NORMAN
BEDROOMS:	5
BATHROOMS:	4½
SQUARE FOOTAGE:	3,341
BONUS SPACE:	386 SQ. FT.
DIMENSIONS:	73'8"W x 50'0"D



SECOND FLOOR



FIRST FLOOR

When visitors pass through the elegant columns on the front porch into the foyer with its spiral staircase and art niche, they know this is a special place. The kitchen with an island counter and handy pantry easily serves the dining room and the sunlit breakfast nook. The magnificent master suite assumes the entire right wing of the plan. Upstairs, four bedrooms and three baths offer plenty of comfort. A balcony overlooks the great room.



REAR EXTERIOR

5-SET
\$970

8-SET
\$1,030

REPRO
\$1,360

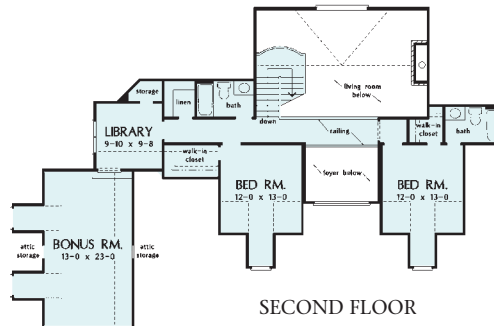
CAD
N/A

PDF
\$1,360

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REAR EXTERIOR

PLAN# HWD0700182

STYLE: COUNTRY

BEDROOMS: 3

BATHROOMS: 3½

SQUARE FOOTAGE: 3,499

BONUS SPACE: 481 SQ. FT.

DIMENSIONS: 92' 6"W x 69' 10"D

Small- and medium-sized families will find comfortably spaced private rooms and generous amounts of family rooms. At the left of the plan, a brief foyer sets off the master suite, which includes a fireplace, separate sitting area, and two walk-in closets. At the other end of the home, the large island kitchen works well with the breakfast nook and family room to provide the home's casual gathering space.

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5-SET
\$970

8-SET
\$1,030

REPRO
\$1,360

CAD
N/A

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PLAN#

HWD0700183

STYLE: NEW AMERICAN

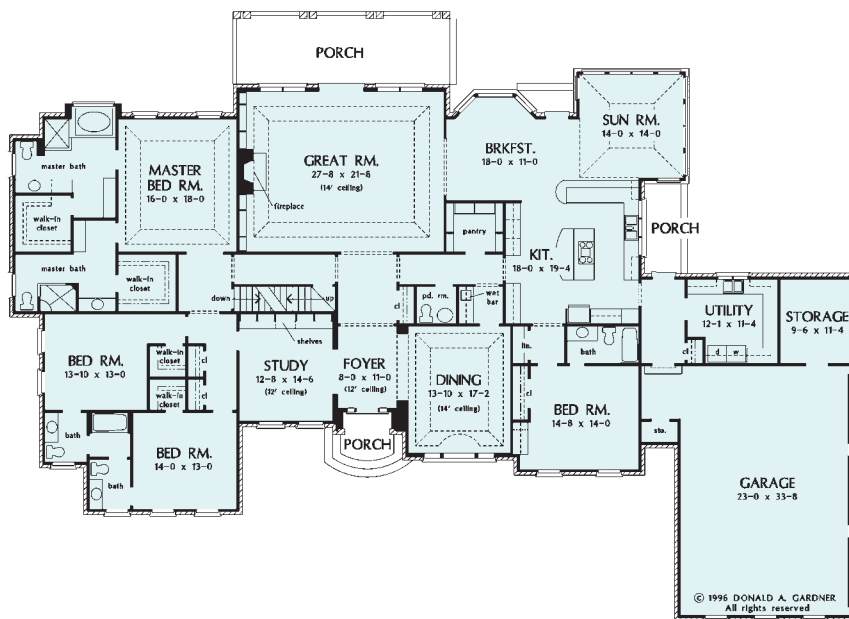
BEDROOMS: 4

BATHROOMS: 4½

SQUARE FOOTAGE: 4,523

DIMENSIONS: 114' 4"W x 82' 3"D

The homeowner of this rambling four-bedroom home will especially appreciate the master bedroom suite. Here, luxuries such as His and Hers bathrooms, two walk-in closets, and a tray ceiling wait to pamper. For gatherings, the spacious great room lives up to its name, with a fireplace, built-ins, and access to the rear porch. The kitchen features an island cooktop/snack bar, a walk-in pantry, and an adjacent bayed breakfast room. A sunroom is also nearby.



REAR EXTERIOR

5-SET
\$1,285

8-SET
\$1,345

REPRO
\$1,665

CAD
N/A

PDF
\$1,665

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REAR EXTERIOR

PLAN# HWD0700184

STYLE: CRAFTSMAN

BEDROOMS: 5

BATHROOMS: 4½ + ½

SQUARE FOOTAGE: 4,776

DIMENSIONS: 106' 5" w x 104' 2" d

This rustic-style home is sure to be the envy of your neighborhood. Entering through the elegant front door, find an open staircase to the right and a spacious great room directly ahead. A lavish hearth-warmed master suite features a private porch, a large walk-in closet, and a sumptuous bedroom area. The gourmet kitchen adjoins a sunny dining room that offers access to a screened porch.

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5-SET
\$1,285

8-SET
\$1,345

REPRO
\$1,665

CAD
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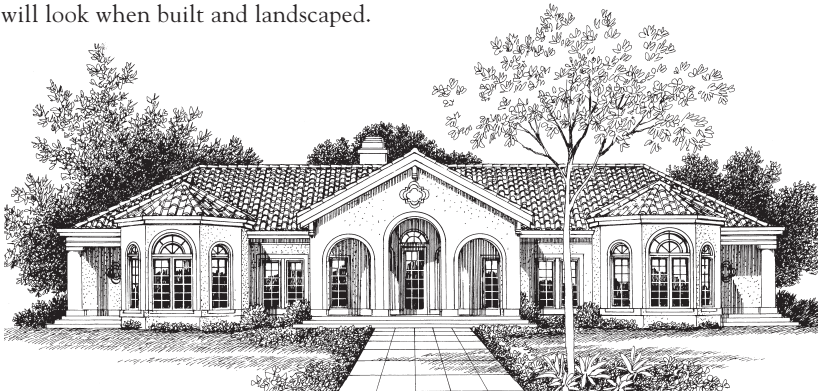
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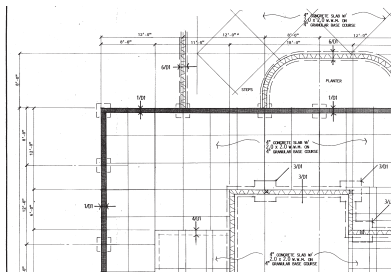
1. FRONT PERSPECTIVE

This artist's sketch of the exterior of the house gives you an idea of how the house will look when built and landscaped.



2. FOUNDATION AND BASEMENT PLANS

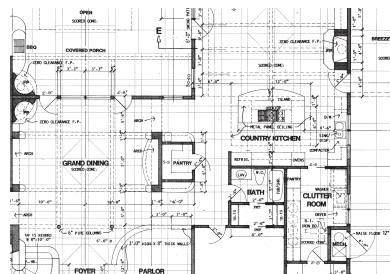
This sheet shows the foundation layout including concrete walls, footings, pads, posts, beams, bearing walls, and foundation notes. If the home features a basement, the first-floor framing details may also be included on this plan. If your plan features slab construction rather than a basement, the plan shows footings and details for a monolithic slab. This page, or another in



the set, may include a sample plot plan for locating your house on a building site. Additional sheets focus on foundation cross-sections and other details.

3. DETAILED FLOOR PLANS

These plans show the layout of each floor of the house. Rooms and interior spaces are carefully dimensioned, doors and windows located, and keys are given for cross-section details provided elsewhere in the plans.



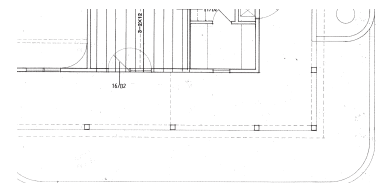
4. HOUSE AND DETAIL CROSS-SECTIONS

Large-scale views show sections or cut-aways of the foundation, interior walls, exterior walls, floors, stairways, and roof details. Additional cross-sections may show important changes in floor, ceiling, or roof heights, or the relationship of one level to another. These sections show exactly how the various parts of the house fit together and are extremely valuable during construction. Additional sheets may include enlarged wall, floor, and roof construction details.



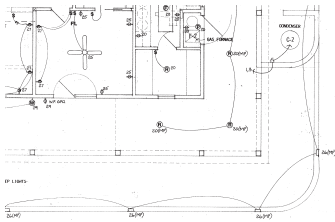
5. FLOOR STRUCTURAL SUPPORTS

The floor framing plans provide detail for these crucial elements of your home. Each includes floor joist, ceiling joist, spacing, direction, span, and specifications. Beam and window headers, along with necessary details for framing connections, stairways, or dormers are also included.



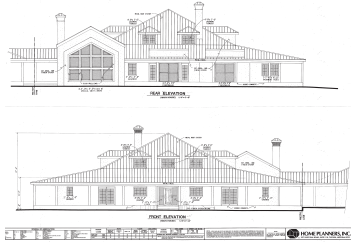
6. ELECTRICAL PLAN

The electrical plan offers suggested locations with notes for all lighting, outlets, switches, and circuits. A layout is provided for each level, as well as basements, garages, or other structures. This plan does not contain diagrams detailing how all wiring should run, or how circuits should be engineered. These details should be designed by your electrician.



7. EXTERIOR ELEVATIONS

In addition to the front exterior, your blueprint set will include drawings of the rear and sides of your house as well. These drawings give notes on exterior materials and finishes. Particular attention is given to cornice detail, brick and stone accents, or other finish items that make your home unique.



ROOF FRAMING PLANS – PLEASE READ

Some plans contain roof framing plans; however because of the wide variation in local requirements, many plans do not. If you buy a plan without a roof framing plan, you will need an engineer familiar with local building codes to create a plan for your roof. Even if your plan does contain a roof framing plan, we recommend that a local engineer review the plan to verify that it will meet local codes.

BEST VALUE SERVICES

CUSTOMIZE YOUR PLAN – Hanley Wood Customization Services

Creating custom home plans has never been easier and more directly accessible. Using state-of-the-art technology and top-performing architectural expertise, Hanley Wood delivers on a long-standing customer commitment to provide world-class home-plans and customization services. Our valued customers—professional home builders and individual home owners—appreciate the convenience and accessibility of this interactive, consultative service.

With the Hanley Wood Customization Service you can:

- Save valuable time by avoiding drawn-out and frequently repetitive face-to-face design meetings
- Communicate design and home-plan changes faster and more efficiently

- Speed-up project turn-around time
- Build on a budget without sacrificing quality
- Transform master home plans to suit your design needs and unique personal style

All of our design options and prices are impressively affordable. A detailed quote is available for a \$50 consultation fee, in most cases. Plan modification is an interactive service. Our skilled team of designers will guide you through the customization process from start to finish, making recommendations, offering ideas, and determining the feasibility of your changes. This level of service is offered to ensure the final modified plan meets your expectations. If you use our service, the fee will be applied to the cost of the modifications.

You may purchase the customization consultation before or after purchasing a plan. In either case, it is necessary to purchase the Reproducible, PDF, or CAD Plan Package and complete the accompanying license to modify the plan before customization can begin.

BUILD A GREENER HOME—Efficient Living Upgrade

Many plans now come with general guidelines for greening your new home, but if you're interested in building a home that's proven green, you'll need the Efficient Living Upgrade. The Efficient Living Upgrade is a set of personalized instructions, individually tailored to your plans, that will guide you and your builder in constructing a home to all three of these nationally recognized green standards:

USGBC's LEED® for Homes™ program
ENERGY STAR for Homes
NAHB National Green Building Program™

The Efficient Living Upgrade specifies all the materials and construction practices required by the standards, including increased insulation values, thermal values for windows, or efficiency ratings for mechanical equipment. In the case of point-based certification systems such as LEED for Homes, the Upgrade tells you where extra points can be earned and calculates what level you can expect to achieve at certification.

Unlike other green specification guides, the Efficient Living Upgrade is specific to your plan, with detailed notes written right on the blueprints. In addition, the Upgrade includes:

- **Step-by-Step Guide** that details what steps you'll need to take to certify your home, be-

yond the usual construction phases.

- **Site Point Calculator** to determine what points you can expect to get for building on a particular site, in a particular location, when pursuing LEED for Homes certification.
- **Site Planning Specifications** that lets the builder add notes and specifications to your site plan, earning available points for site stewardship.
- **Mission Statement** to communicate your goals to everyone on site, informing sub-contractors of quality expectations, inspections, and performance tests.
- **Construction Waste Management Plan** to monitor job site waste and show compliance with reduction requirements.
- **Durability Checklist** listing construction practices incorporated into your home design that enhance its durability.
- **Homeowner Welcome Pack** to teach your family how to get the most out of your new green home, for years to come.

Efficient Living Upgrade\$225.00
(Please note that this service is only available on plan orders placed through our call center and ordered in digital PDF format.)

CALL TOLL-FREE 1-800-406-5782

Source Key
HWD07



POPULAR UPGRADES

TOOLS TO WORK WITH YOUR BUILDER

Two Reverse Options For Your Convenience – Mirror and Right-Reading Reverse (as available)

Mirror reverse plans simply flip the design 180 degrees—keep in mind, the text will also be flipped. For a minimal fee you can have one or all of your plans shipped mirror reverse, although we recommend having at least one regular set handy. Right-reading reverse plans show the design flipped 180 degrees but the text reads normally. When you choose this option, we ship each set of purchased blueprints in this format.

Mirror Reverse Fee..... Starting at \$55
(indicate the number of sets when ordering)

Right Reading Reverse Fee (all sets are reversed).... Starting at \$175

Know Before You Build – Cost-to-Build Calculator

The StartBuild Cost to Build Calculator helps you quickly and easily discover the answer to the number-one question in construction: How much will it cost to build this house? This remarkable online tool allows you to personalize the cost-to-build schedule for any home plan you choose. Experiment with different material choices and change home features with a few clicks, and compare prices. All estimates are specific to your home plan and geographic region.

The Ultimate Cost-to-Build Calculator..... \$29.95

A Shopping List Exclusively for Your Home – Materials List

A customized Materials List helps you plan and estimate the cost of your new home, outlining the quantity, type, and size of materials needed to build your house (with the exception of mechanical system items). Included are framing lumber, windows and doors, kitchen and bath cabinetry, rough and finished hardware, and much more.

Materials List..... Starting at \$85–\$150 each
Additional Materials Lists..... Starting at \$20 each
(at original time of purchase only)



Plan Your Home-Building Process – Specification Outline

Work with your builder on this step-by-step chronicle of 166 stages or items crucial to the building process. It provides a comprehensive review of the construction process and helps you choose materials.

Specification Outline..... \$10 each

Learn the Basics of Building – Electrical, Plumbing, Mechanical, Construction Detail Sheets

If you want to know more about building techniques—and deal more confidently with your subcontractors—we offer four useful detail sheets. These sheets provide non-plan-specific general information, but are excellent tools that will add to your understanding of Plumbing Details, Electrical Details, Construction Details, and Mechanical Details.

Electrical Detail Sheet \$14.95

Plumbing Detail Sheet \$14.95

Mechanical Detail Sheet \$14.95

Construction Detail Sheet \$14.95

SUPER VALUE SETS:

Buy any 2: \$26.95; Buy any 3: \$34.95; Buy All 4: \$39.95 ◀

INTERIOR AND EXTERIOR FINISHING TOUCHES

Be Your Own Interior Designer! – Home Furniture Planner

Effectively plan the space in your home using our Hands-On Home Furniture Planner. The kit includes reusable peel-and-stick furniture templates that fit on a 12"x18" laminated layout board—enough space to lay out every room in your house.

Home Furniture Planning Kit \$15.95

Enjoy the Outdoors! – Deck Plans

Many of our homes have a corresponding deck plan, sold separately, which includes a Deck Plan Frontal Sheet, Deck Framing and Floor Plans, Deck Elevations, and a Deck Materials List. A Standard Deck Details Package, also available, provides all the how-to information necessary for building any deck. Get both the Deck Plan and the Standard Deck Details Package for one low price in our Complete Deck Building Package.

Need extra storage or space? – Garage Plans

View a large variety of Garage Plans on ePlans.com, where multi-purpose plans are available to suit your needs. Create storage for bikes, toys, and outdoor supplies, or build a detached garage for additional parking, with space above for living, working, or playing.

Want to Enhance Your Yard? – Outdoor Project Plans

Create an outdoor retreat in your yard! On ePlans.com, view our Outdoor Project Plans including everything from garden storage and workshops to playhouses and guesthouses. Enhance a pool area with beauty and function by adding a pool cabana or build a charming trellis to adorn your garden.

Create a Professionally Designed Landscape – Landscape Plans

Many of our homes have a front-yard Landscape Plan that is complementary in design to the house plan. These comprehensive Landscape Blueprint Packages include a Frontal Sheet, Plan View, Regionalized Plant & Materials List, a sheet on Planting and Maintaining Your Landscape, Zone Maps, and a Plant Size and Description Guide. Each set of blueprints is a full 18" x 24" with clear, complete instructions in easy-to-read type. Our Landscape Plans are available with a Plant & Materials List adapted by horticultural experts to eight regions of the country. Please specify your region when ordering your plan.

STILL HAVE QUESTIONS? WE HAVE ANSWERS!

Call our call center at 1-800-406-5782. Our helpful customer service representatives can answer any questions you may have about a plan, prices, upgrades, services, terms and conditions, etc...

If you don't see what you are looking for in this magazine, it is easy to find your dream home by browsing tens of thousands of plans on ePlans.com. Here you can search for plans with the Advanced Search tool. Narrow your search down to exactly what you are looking for, including: architectural style, amenities, kitchen requirements, room count, special features and more!

In addition to the vast selection of plans we offer, ePlans.com has a convenient Learning Center. In this area you'll find an assortment of articles written for our various house plan magazines sold on newsstands in all of the major bookstores. These articles were written to help you learn the ins and outs of building your new home. Brimming with advice, you're sure to find useful information about house plans and the home building process. Check back often as we are continually adding new articles.



BEFORE YOU ORDER

You are making a terrific decision to use a pre-drawn house plan—it is one you can make with confidence, knowing that your blueprints are crafted by national-award-winning certified residential designers and architects, and trusted by builders.

Once you've selected the plan you want—or even if you have questions along the way—our experienced customer service representatives are available to help you navigate the home-building process. To help them provide you with even better service, please consider the following questions before you call:

■ Have you chosen or purchased your lot?

If so, please review the building setback requirements of your local building authority before you call. You don't need to have a lot before ordering plans, but if you own land already, please have the width and depth dimensions handy when you call.

■ Have you chosen a builder?

Involving your builder in the plan selection and evaluation process may be beneficial. Luckily, builders know they can have confidence with pre-drawn plans because they've been designed for livability, functionality, and typically are builder-proven at successful home sites across the country.

■ Do you need a construction loan?

Construction loans are unique because they involve determining the value of something that is not yet constructed. Several lenders offer convenient construction-to-permanent loans. It is important to choose a good lending partner—one who will help guide you through the application and appraisal process. Most will even help you evaluate your contractor to ensure reliability and credit worthiness.

■ How many sets of plans do you need?

Building a home can typically require a number of sets of blueprints—one for yourself, two or three for the builder and subcontractors, two for the local building department, and one or more for your lender. For this reason, we offer 5-, 8-, and Reproducible, and PDF plan packages, but

your best value is the CAD Package, which includes a copy of the digital file used to create the home design. By using CAD software, it is easy to print hard copies of blueprints. Reproducible plans and PDF files are tremendously flexible in that they allow you to make up to 12 duplicates of the plan so you have enough copies of the plan for everyone involved in the financing and construction of your home.

■ Do you want to make any changes to the plan?

We understand that it is difficult to find blueprints for a home that will meet all of your needs. That is why Hanley Wood is glad to offer plan Customization Services. We will work with you to design the modifications you'd like to see and to adjust your blueprint plans accordingly—anything from changing the foundation; adding square footage, redesigning baths, kitchens, or bedrooms; or most other modifications. This simple, cost-effective service saves you from hiring an outside architect to make alterations. Modifications may only be made to Reproducible, PDF, or CAD Plan Packages that include the license to modify. Purchasing a CAD file may save you money if you intend to make changes, because CAD files can be directly modified.

■ Do you have to make any changes to meet local building codes?

While all of our plans are drawn to meet national building codes at the time they were created, many areas require that plans be stamped by a local engineer to certify that they meet local building codes. Building codes are updated frequently and can vary by state, county, city, or municipality. Contact your local building inspection department, office of planning and zoning, or department of permits to determine how your local codes will affect your construction project. The best way to assure that you can make changes to your plan, if necessary, is to purchase a Reproducible, PDF, or CAD Plan Package.

■ Decide How You Will Purchase Your New Home Plan

For your convenience, we accept Visa, MasterCard, and American Express. We also accept "checks by phone" as a form of payment via our secure Telecheck affiliate.

CALL TOLL-FREE 1-800-406-5782



TERMS & CONDITIONS

OUR 90-DAY EXCHANGE AND UPGRADE POLICIES

Hanley Wood is committed to ensuring your satisfaction with your blueprint order. We want to make sure you get the best house plan to meet your home design needs, which is why we offer 90-day exchange and upgrade policies.

OUR EXCHANGE POLICY:

With the exception of CAD, PDF, and Reproducible Plan Packages, we will exchange your entire first order for another blueprint from our plan collection within 90 days of the original order. Please call our customer service department at 1-888-690-1116 for your return authorization number and shipping instructions. Fees for exchanging your blueprints are as follows: 20% of the amount of the original order, plus the difference in cost if exchanging for a higher priced plan or less the difference in cost if exchanging for a lower priced plan. Because they can be copied, CAD, PDF, and Reproducible Plan Packages are not exchangeable or refundable. Please call for current postage and handling prices. Shipping and handling charges are not refundable. Please note that you will need to place your new order before your 80% credit is processed. If the returned blueprints look used, redlined, or copied, or if the staples have been removed, we will not honor the exchange.

OUR UPGRADE POLICY:

We offer a 90-day upgrade policy. We will be happy to upgrade 1-Set, 5-Set and 8-Set blueprint orders to CAD, PDF, and Reproducible Plan Packages. Orders originating as CAD, PDF, and Reproducible Plan Packages cannot be upgraded. Please note that the entire content of your original order must be returned before the upgrade will be processed. Please call our customer service department at 1-888-690-1116 for your return authorization number and shipping instructions or if you have additional questions or concerns.

ARCHITECTURAL AND ENGINEERING SEALS

Some cities and states now require that a licensed architect or engineer review and “seal” a blueprint, or officially approve it, prior to construction. Prior to application for a building permit or the start of actual construction, we strongly advise that you consult your local building official who can tell you if such a review is required.

LOCAL BUILDING CODES AND ZONING REQUIREMENTS

Each plan was designed to meet or exceed the requirements of a nationally recognized model building code in effect at the time and place the plan was drawn. Typically plans designed after the year 2000 conform to the International Residential Building Code (IRC 2000 or 2003). The IRC is comprised of portions of the three major codes below. Plans drawn before 2000 conform to one of the three recognized building codes in effect at the time: Building Officials and Code Administrators (BOCA) International, Inc.; the Southern Building Code Congress International, (SBCCI) Inc.; the International Conference of Building Officials (ICBO); or the Council of American Building Officials (CABO).

Because of the great differences in geography and climate throughout the United States and Canada, each state, county, and municipality has its own building codes, zone requirements, ordinances, and building regulations. Your plan may need to be modified to comply with local requirements. In addition, you may need to obtain permits or inspections from local governments before and in the course of construction. We authorize the use of the blueprints on the express condition that you consult a local licensed architect or engineer of your choice prior to beginning construction and strictly comply with all local building codes, zoning requirements, and other applicable laws, regulations, ordinances, and requirements. Notice: Plans for homes to be built in Nevada must be redrawn by a Nevada-registered professional. Consult your local building official for more information on this subject.

TERMS AND CONDITIONS

These designs are protected under the terms of United States Copyright Law and may not be copied or reproduced in any way, by any means, unless you have purchased a Reproducible Plan Package and signed the accompanying license to modify and copy the plan, which clearly

indicates your right to modify, copy, or reproduce. We authorize the use of your chosen design as an aid in the construction of ONE (1) single- or multifamily home only. You may not use this design to build a second dwelling or multiple dwellings without purchasing another blueprint or blueprints or paying additional design fees. Multi-use fees vary by designer—please call one of our experienced sales representatives for a quote.

DISCLAIMER

The designers we work with have put substantial care and effort into the creation of their blueprints. However, because we cannot provide on-site consultation, supervision, and control over actual construction, and because of the great variance in local building requirements, building practices, and soil, seismic, weather, and other conditions, WE MAKE NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONTENT OR USE OF THE BLUEPRINTS, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE. ITEMS, PRICES, TERMS, AND CONDITIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

IMPORTANT COPYRIGHT NOTICE

FROM THE HOUSE PLAN MARKETING ASSOCIATION

All home plans sold through this publication are protected by copyright.

Copyright and licensing of home plans for construction exists to protect all parties. It respects and supports the intellectual property of the original architect or designer.

Copyright law has been reinforced over the past few years. Willful infringement could cause settlements for statutory damages up to \$150,000 plus attorney's fees, damages and loss of profits.

The following are some guidelines to help you avoid legal penalties:

1. HOME PLANS ARE COPYRIGHTED

Just like books, movies, and songs, home plans receive protection under the federal copyright laws. The copyright laws prevent anyone, other than the copyright owner, from reproducing, modifying, or reusing the plans or design without permission of the copyright owner.

2. DO NOT COPY DESIGNS OR FLOOR PLANS FROM ANY PUBLICATION, ELECTRONIC MEDIA OR EXISTING HOME

It is illegal to copy home designs found in a plan book, CD-ROM or on the Internet. It is a common misunderstanding that making changes to or redrawing a plan found in a plan book is permissible. It is not. The right to modify plans is one of the exclusive rights of copyright. It is also illegal to copy or redraw a constructed home that is protected by copyright, even if you have never seen the plans for the home. If you find a plan that you like, you must purchase a set of plans from an authorized source.

3. DO NOT USE PLANS TO BUILD MORE THAN ONE HOUSE

The original purchaser of house plans is typically licensed to build a single home from the plans. Building more than one home from the plans without permission is an infringement of the home designer's copyright. Unless

otherwise specified, you should assume that construction sets typically include 6 to 10 plan sets. The purchase of a multiple set package of plans is for the construction of a single home only. The purchase of additional sets of plans does not give you the right to construct more than one home.

4. HOUSE PLANS IN THE FORM OF BLUEPRINTS OR BLACKLINES CANNOT BE COPIED OR REPRODUCED

Plans, blueprints or blacklines cannot be copied or reproduced without prior written consent of the copyright owner. If additional sets are required for estimating or construction, please contact the home designer for additional sets at a nominal cost. Copy shops and blueprinters are prohibited from making copies of these plans.

5. HOUSE PLANS IN THE FORM OF BLUEPRINTS OR BLACKLINES CANNOT BE REDRAWN

Plans cannot be modified or redrawn without first obtaining the copyright owner's permission. With your purchase of plans, you are licensed to make non-structural changes by "red-lining" the purchased plans. If you need to make structural changes or need to redraw the plans for any reason, you must purchase a reproducible set of plans (see topic 6) which includes a license to modify the plans. Blueprints do not come with a license to make structural changes or to redraw the plans. You may not reuse or sell the modified design.

6. REPRODUCIBLE HOME PLANS

Reproducible plans (for example sepias, mylars, CAD files, PDF files, electronic files and vellums) come with a license to make modifications to the plans. Once modified, the plans can be taken to a local copy shop or blueprinter to make up to 10 copies of the plans to use in the construction of a single home. Only one home can be constructed from any single purchased set of reproducible plans either in original form or as modified.

7. MODIFIED DESIGNS CANNOT BE REUSED

Even if you are licensed to make modifications to a copyrighted design, the modified design is not free from the original designer's copyright. The sale or reuse of the modified design is prohibited. Also, be aware that any modification to plans relieves the designer from liability for design defects and voids all warranties expressed or implied.

8. WHO IS RESPONSIBLE FOR COPYRIGHT INFRINGEMENT?

Any party who participates in a copyright violation may be responsible including the purchaser, designers, architects, engineers, drafters, homeowners, builders, contractors, sub-contractors, copy shops, blueprinters, developers, and real estate agencies. It does not matter whether or not the individual knows that a violation is being committed. You've heard it before: Ignorance of the law is not a valid defense! Refuse to be a party to any illicit copying or use of designs, derivative works, prints, design features, or homes.

9. PLEASE RESPECT HOME DESIGN COPYRIGHTS

In the event of any suspected violation of a copyright, or if there is any uncertainty about the plans purchased, the publisher, architect, designer or the House Plan Marketing Association should be contacted before proceeding. Awards are sometimes offered for information about home design copyright infringement.

10. PENALTIES FOR INFRINGEMENT

Penalties for violating a copyright may be severe. The responsible parties are required to pay actual damages caused by the infringement (which may be substantial), plus any profits made by the infringer commissions to include all profits and from the sale of any home built from an infringing design. The copyright law also allows for the recovery of statutory damages, which may be as high as \$150,000 for each infringement. Finally, the infringer may be required to pay legal fees which often exceed the damages.

Frank Betz Associates is the industry leader in home design.

Frank Betz began designing homes in 1976 and incorporated in 1980 laying the foundation for what is today Frank Betz Associates. In 1988 Frank Betz Associates released volume one of *Homeplans, Designed for Today's Market*, a collection of predesigned home plans which made our designs accessible to builders and consumers nationwide. Frank Betz Associates has earned BUILDER Magazine's award for Best Selling Designer for 16 of the past 17 years. Frank Betz Associates continues to provide home design of the highest quality to best serve our clients.





Our portfolio of predesigned plans consists of over 1200 plans with a square footage range from 900 to over 5000 sq. ft. Some of the more popular collections within our portfolio of plans are special collections featuring *Southern Living®* designs, Weekend Retreats, EasyLiving Home designs, and HomePlan Packs. Frank Betz Associates also provides many other products and services including:

- Custom Design Services
- Modifications to Our Predesigned Plans
- Plan and Neighborhood Consultation
- Material Workbooks
- Promotional Renderings and Floor Plans



www.FRANKBETZ.com

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Suite 190
Kennesaw, GA 30144

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MAKE SURE THE AIR INSIDE IS NICE
AND COOL. AND THE HOUSE AND THE
TRANE LIVED HAPPILY EVER AFTER.
THE END.

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